



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**119 SAGEWOOD Grove, Airdrie T4B 3B2**

MLS® #: **A2173021**      Area: **Sagewood**      Listing Date: **10/15/24**      List Price: **\$549,900**  
 Status: **Active**      County: **Airdrie**      Change: **-\$10k, 14-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **3,692 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,076**  
 Low Sqft:  
 Ttl Sqft: **1,076**

DOM

**36**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Storage**

Construction: **Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,Open Floorplan,Vaulted Ceiling(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 8`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 13`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`0" x 10`0"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>6`6" x 4`5"</b>
<b>Game Room</b>	<b>Lower</b>	<b>15`5" x 14`2"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>6`8" x 6`0"</b>

Room	Level	Dimensions
<b>Dinette</b>	<b>Main</b>	<b>12`10" x 11`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 5`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`2" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 9`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`10" x 11`8"</b>
<b>Den</b>	<b>Lower</b>	<b>14`4" x 8`9"</b>

Furnace/Utility Room

Lower

16`0" x 6`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0410873**

Zoning:  
**DC-12-A**

Remarks

Pub Rmks: **All the works been done, and clean as a whistle, just move on in! Very nicely renovated bi-level in a family-friendly neighborhood, close to shopping, schools, and a playground. As you enter the home you are greeted by the spacious front entry with brand new vinyl plank flooring throughout the home, and an inviting layout on the main floor with vaulted ceiling and open plan with spacious kitchen (w/island and pantry), dining area with rear deck access, and living room with fireplace. Primary bedroom is down the hallway with 4 piece ensuite and large WIC, and second bedroom and 4-piece main bath. Vinyl plank continues into the lower level of the home with a spacious family room, a large bedroom, a den/home office with window (exitws under rear deck), and another 4-piece bath. There's also a nice size laundry room utility/furnace room and plenty of storage. Step outside on the main level rear deck and stairs down to a fully fenced low maintenance backyard with storage shed and access to the double detached garage off the paved rear laneway. This home has been well maintained and nicely appointed. A quick commute to Calgary and Balzac Mall, and easy access to a host of amenities in Airdrie. Don't miss out on the opportunity to make this exceptional property your own – Come and see for yourself!**

Inclusions:  
Property Listed By: **Storage shed  
Legacy Real Estate Services**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









