



THE
A-TEAM

**RE/MAX
FIRST**

292 SAGEWOOD Landing, Airdrie T4B 3N6

MLS®#: **A2173503** Area: **Sagewood** Listing Date: **10/17/24** List Price: **\$599,900**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2007** Abv Sqft: **1,974**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,120 sqft** Ttl Sqft: **1,974**
 Lot Shape:

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Fire Pit,Lighting** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`9" x 2`11"	4pc Bathroom	Second	7`9" x 6`9"
5pc Ensuite bath	Second	10`6" x 10`1"	Bedroom	Second	11`10" x 9`10"
Bedroom	Second	12`3" x 9`11"	Bedroom - Primary	Second	15`8" x 13`10"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R1**
 Legal Desc: **0610322**

Remarks

Pub Rmks: **Welcome to this Fantastic Family Friendly home that's perfect for families seeking comfort and convenience. Located on a quiet street, the main floor features an Open concept design with beautiful hardwood flooring throughout, Kitchen boasting a large island with built in wine rack, Newer fridge (2021) , gas range (2022) and microwave hood fan (2022). The living room is highlighted by a central gas fireplace, and dining area spacious enough for large gatherings. The upper floor features a Primary bedroom with a 5 piece ensuite including dual sinks and a soaker tub and a nice size walk-in closet. There are a total of 3 bedrooms and 2 washrooms plus a Large bonus room ideal for cozy nights with the family. Step outside to the sunny south-facing Zero-maintenance backyard, where you'll enjoy upper and lower decks and fire pit perfect for entertaining guests. This home features, Air Conditioning (2023), New furnace (2021) and newer carpet upstairs. Located within walking distance C.W Perry and Ralph McCall school, Woodside Golf course, Shopping and easy access to Calgary. Don't miss this rare opportunity to get into an affordable sought after community of Sagewood. Call to book your private showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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



