



THE
A-TEAM

**RE/MAX
FIRST**

417 SAGEWOOD Drive, Airdrie T4B 3N3

MLS®#: **A2189346** Area: **Sagewood** Listing Date: **01/21/25** List Price: **\$500,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2006** Abv Sqft: **1,068**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,683 sqft** Ttl Sqft: **1,068**
 Lot Shape:

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
 Park Feat: **Alley Access,Double Garage Detached,On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 9`2"	4pc Ensuite bath	Main	5`0" x 9`11"
Bedroom	Main	8`11" x 9`10"	Dining Room	Main	13`1" x 8`4"
Kitchen	Main	13`1" x 15`1"	Great Room	Main	7`11" x 15`1"
Bedroom - Primary	Main	10`2" x 16`1"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R1-L

0513786

Remarks

Pub Rmks:

Excellent opportunity to own a detached single-family home with a fenced yard and double detached garage at an affordable price! This property features central air conditioning and offers 2 bedrooms and 2 full bathrooms on the main level, plus plenty of space for future development in the unfinished basement. Large windows and vaulted ceilings create a bright, airy atmosphere throughout the home. Upon entering, you'll find a spacious front entrance/landing, with just a few steps leading up to the main living area. The open-concept layout is perfect for entertaining, with the kitchen seamlessly connecting to the dining nook and living room, which features a cozy gas fireplace. Patio doors off the dining nook open to a large deck and fenced backyard, with access to the double detached garage and the back lane. The kitchen includes a stainless steel appliance package, a corner pantry, and a central island with a raised eating bar. The primary bedroom, located at the front of the home, features a private ensuite bathroom and a walk-in closet. The second bedroom can easily serve as a home office or flex room, while a second full bathroom completes this level. Recently installed luxury vinyl plank flooring adds both style and practicality throughout the main floor. The basement is a blank canvas, with roughed-in plumbing for a future bathroom and plenty of room for additional bedrooms, a rec room, and storage. Located in the well-planned community of Sagewood, this home is just steps away from scenic pathways and green spaces—ideal for outdoor activities and leisurely strolls. Residents also enjoy proximity to schools, parks, and shopping centers, making it easy to access essential amenities. The neighborhood is family-friendly, with well-maintained streets and a strong sense of community. OPEN HOUSE: Saturday, January 25th, 2-4 PM.

Inclusions:

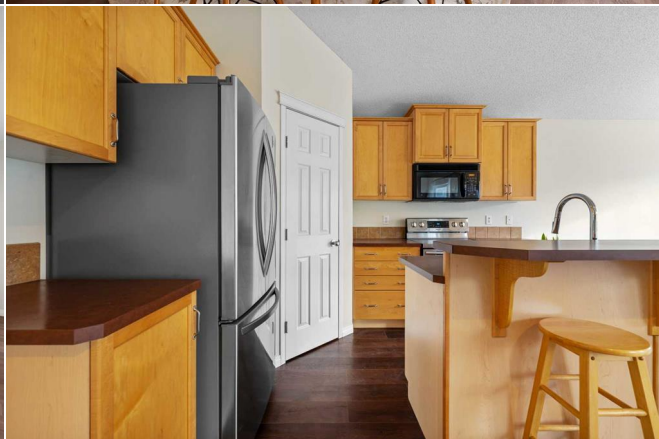
Property Listed By:

N/A

RE/MAX iRealty Innovations

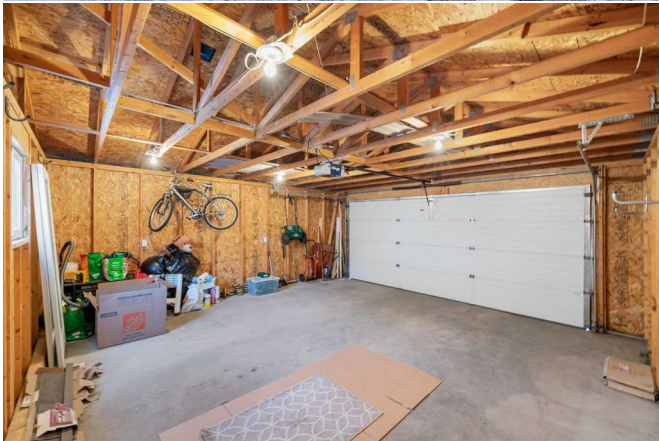
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





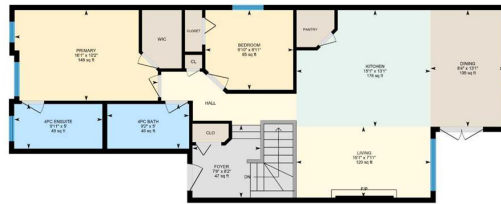






417 Sagewood Dr SW, Airdrie, AB

Main Floor Exterior Area 1088.14 sq ft



0 4 8 ft

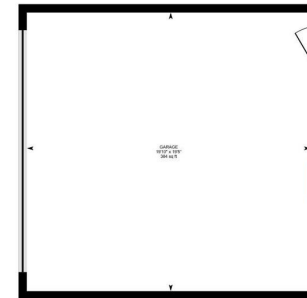
PREPARED: 2025/01/18



While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Garage Excluded Area 431.01 sq ft



0 2 4 ft

PREPARED: 2025/01/18



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