

# \$499,900 - 429 Sagewood Drive Sw, Airdrie

MLS® #A2235313

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,495 sqft

Residential on 0.08 Acres

Sagewood, Airdrie, Alberta

This Home Wonâ€™t Last Long â€“ Priced for a Quick Sale! Welcome to this immaculate 2-storey home with rear lane access, excellent privacy, and situated on a conventional lot in a highly sought-after neighborhood. Boasting charming curb appeal and a full-length front veranda, this home makes a lasting impression from the moment you arrive. Step inside to discover a stunning staircase and a spacious living room, complemented by upgraded vinyl plank flooring and abundant natural light from the south-facing windows, creating a bright and airy main level. The functional kitchen features all major appliances, a corner pantry, generous counter and cupboard space, and a large islandâ€”perfect for meal prep and entertaining. The adjoining dining area is ideal for family gatherings and keeping an eye on the kids.

Step outside to your private south-facing backyard with a two-tier deck, pergola, fully fenced yard, concrete RV parking pad, and rear lane accessâ€”an entertainerâ€™s dream and ideal for family living. A convenient half bath with soaring ceilings completes the main floor.

Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a primary suite with a walk-in closet and ensuite bath. The upper level also includes a laundry room for added convenience. The unspoiled basement offers a blank canvas to develop according to your needs. Additional features-



Newer hot water tank, Upgraded window treatments & fixtures, New dryer (2022), Vacant for quick possession. Located within walking distance to schools, parks, and pathways, with quick access to amenities and major roadways. Perfect for families starting their journeyâ€™and a great investment opportunity too.

Built in 2006

### **Essential Information**

MLS® #	A2235313
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,495
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	429 Sagewood Drive Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3N2

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	3
Zoning	R1-L

## Listing Details

Listing Office	PREP Realty
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