

# \$725,000 - 268 Sagewood Landing Sw, Airdrie

MLS® #A2203908

**\$725,000**

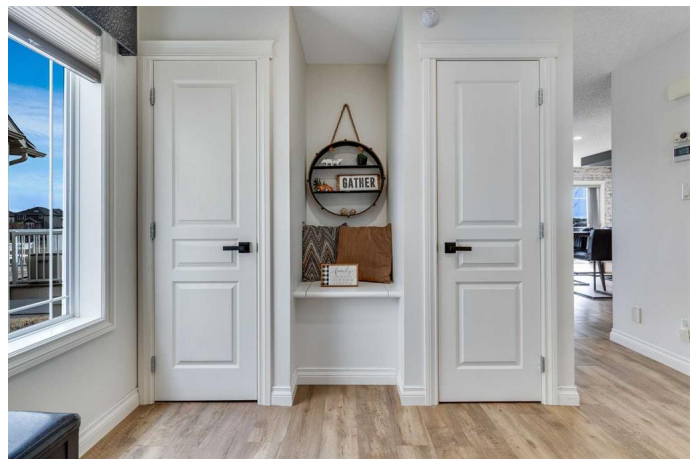
3 Bedroom, 4.00 Bathroom, 1,943 sqft

Residential on 0.10 Acres

Sagewood, Airdrie, Alberta

Welcome to your dream home—where every day starts with sunrise views over the water. This beautifully finished, fully developed walkout is all about location, lifestyle, and that million-dollar view! Situated on a prime southeast-facing lot, step right out of your backyard onto the scenic pathway system that winds around the water—perfect for your morning coffee strolls or evening walks. With nearly 2,800 sq ft of thoughtfully designed living space across three levels, this home checks all the boxes. The heart of the home is the gourmet kitchen, complete with a massive island with seating for six—ideal for both everyday living and entertaining. The open-concept layout flows effortlessly into the living and dining spaces, all while showcasing those incredible water views. Upstairs, retreat to your spacious primary suite featuring an ensuite with double vanities, a walk-in closet, and your own private water view to wake up to. A spacious bonus room and 2 spare bedrooms round out this fantastic top level. The fully finished walkout basement includes dedicated spaces for a home theatre, gym, or playroom and opens onto a stamped concrete patio for seamless indoor-outdoor living. Additional features include: Cozy fireplace for those chilly evenings, Oversized double garage (fits a full-size truck!), Built-in shelving in the basement included, Steps to top-rated schools, parks, and pathways.

Don't miss your chance to own this rare



waterfront gem—homes like this don't  
come around often!

Built in 2007

### Essential Information

MLS® #	A2203908
Price	\$725,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,943
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	268 Sagewood Landing Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3N6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), 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
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	27
Zoning	R1

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.