

# \$574,900 - 112 Sagewood Grove Sw, Airdrie

MLS® #A2252925

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.09 Acres

Sagewood, Airdrie, Alberta

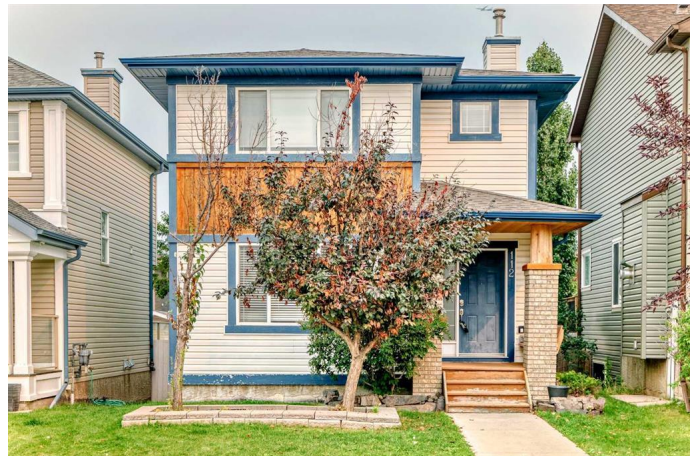
Welcome to this beautiful two storey single family home with over 2000sqft of living space nestled in the sought after neighbourhood of Sagewood. Perfectly positioned on a west facing lot, this home is filled with natural light throughout the day, creating a warm and inviting atmosphere.

Step inside to a thoughtfully designed main level that blends style and function with an open-concept layout perfect for both everyday living and entertaining. The spacious living room flows effortlessly into a bright, modern kitchen featuring ample cabinetry, generous counter space, and a seamless connection to the dining area—perfect for hosting dinner parties or family gatherings. A well-placed powder room completes the main floor for added convenience.

Upstairs, you™ll find two bedrooms, a full bathroom along with the serene primary suite complete with a large walk-in closet with custom built-in wardrobes—a dream for organization lovers.

The fully finished basement adds incredible versatility with a large open recreation area, a stylish full bathroom, and a custom bar setup—the ultimate entertaining zone or media space.

Step outside into your private backyard oasis, featuring a quaint enclosed deck with a built-in



barbecue gas line, and ample storage tucked neatly beneath.

The oversized, fully insulated double detached garage is a standout feature, ideal for hobbyists or car enthusiasts. But thatâ€™s just the beginningâ€”above the garage, you'll find a versatile loft space complete with a wood-burning fireplace, skylights, a pool table, foosball table, and shuffleboard table, as well as ample storage. Whether you're dreaming of a home office, game room, or creative retreat, this space has it all. Additionally, the garage includes an attached bonus room that once housed a 12-person hot tubâ€”ready to be transformed into extra storage, a workshop, or even a personal gym.

Situated in a quiet, family friendly community, this home offers convenient access to the highway, top rated schools, scenic ponds, parks, and a variety of shopping and dining options. Donâ€™t miss your chance to own this unique and versatile home in one of Sagewoodâ€™s most desirable locations!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252925    |
| Price          | \$574,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,267       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 112 Sagewood Grove Sw |
| Subdivision | Sagewood              |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 3B2               |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                              |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, See Remarks, Oversized |
| # of Garages   | 2                                                                                                              |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Bar, Skylight(s) |
| Appliances        | Dishwasher, Dryer, Garburator, Microwave, Range Hood, Washer, Window Coverings, Gas Range                                         |
| Heating           | Forced Air, Natural Gas                                                                                                           |
| Cooling           | None                                                                                                                              |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full                                                                                                                    |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Storage                                            |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Vinyl Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 7                   |
| Zoning         | DC-12-A             |

### Listing Details

Listing Office

CIR Realty

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