

# \$565,000 - 270 Sagewood Gardens Sw, Airdrie

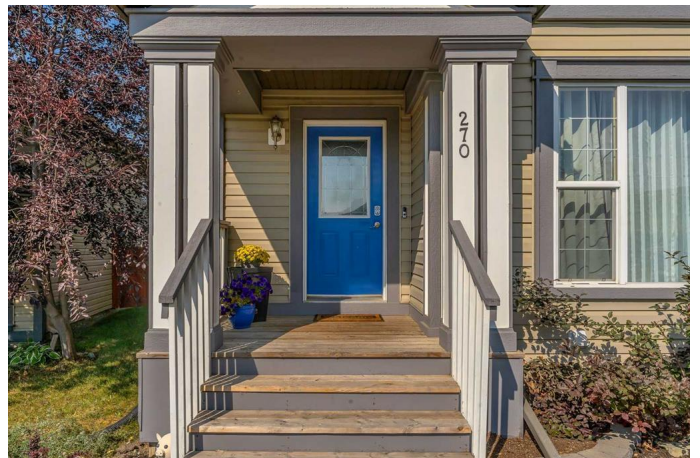
MLS® #A2255984

**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,207 sqft  
Residential on 0.10 Acres

Sagewood, Airdrie, Alberta

**\*\*OPEN HOUSE Saturday, September 13  
1:00pm to 3:00pm\*\*** Looking for a home that makes family life easier and more enjoyable? The family-friendly community of Sagewood is ready to welcome you home! Discover the perfect blend of comfort and function in this sun-filled open-concept layout. Through the updated kitchen you'll find a powder room next to the mud area, which leads to a full-width deck in the backyard, perfect for soaking up the sun and entertaining. With a larger lot than most, there's no need to sacrifice yard space for parking! Families will appreciate the double detached garage backing onto a paved alleyway lined with scenic walking paths that give direct access to Airdrie's extensive trail network. These paths lead you to a beautiful canal a few blocks away. Upstairs, you'll find all three bedrooms and a full bathroom thoughtfully located together. The fully finished basement offers extra living space with endless potential for a teen hangout, a home office/gym, or a homework area, complete with another full bathroom. C.W. Perry Middle School and the Monkland Fields are situated within walking distance, making your morning routine and after-school activities a breeze. Enjoy quick access to weekend fun and relaxation at Woodside Golf Course across 1st Avenue. This welcoming and walkable community offers a lifestyle you'll love coming home to!



Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255984    |
| Price          | \$565,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,207       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 270 Sagewood Gardens Sw |
| Subdivision | Sagewood                |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 3A4                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Chandelier, Pantry, Storage  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Lighting, Private Yard                            |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 1                    |
| Zoning         | DC-14                |

### Listing Details

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

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