

# **\$640,000 - 2227 Sagewood Heights Sw, Airdrie**

MLS® #A2262741

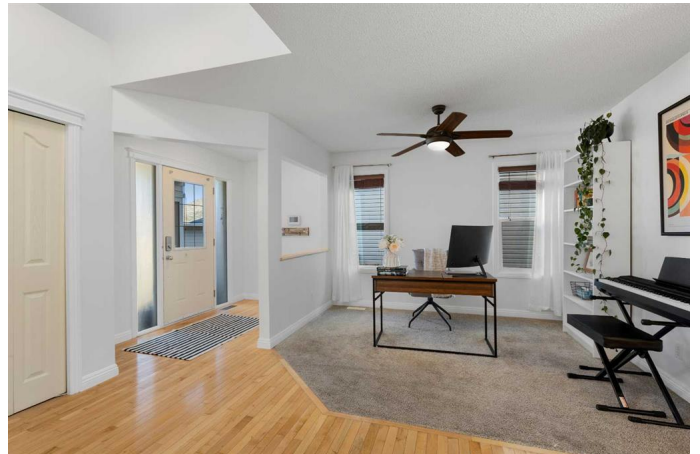
**\$640,000**

4 Bedroom, 4.00 Bathroom, 2,052 sqft

Residential on 0.10 Acres

Sagewood, Airdrie, Alberta

This Beautiful 4 bedroom home can not be seen with the naked eye. USE YOUR HEART and feel it. It screams of love and family or the dream of either. With some fresh off-white paint on the walls, coupled with its huge windows and spotless surfaces, the natural light intensity is blinding as light bounces off surfaces. When you step in through the main entrance, you will know instantly before you proceed, if this is for you. Right next to the foyer is the cozy flex room, ideal for office space if you work from home. Preferably, this space is where you relax to read a book and listen to soft music or play the piano. This space opens up to the huge and bright living area, with a fireplace and built in wall cabinets to display your most precious ornaments. This family nest is air conditioned for the blistering summers we now frequently have in Alberta. A new furnace and hot water tank were installed 3 years ago. The mechanicals of this house are running well and efficiently, giving you less reason to worry during the winter months. The basement also features the 4th bedroom and an additional 3 piece bath. The basement REC room is a magical spot for family movie nights. The backyard has an upper and a lower deck, perfect for family gatherings, BBQs and or chilling throughout warm spring and summer nights. The attached garage is heated - perfect for Alberta winters. This home is just a few minutes away from amenities, close to CW Perry Jr High and many playgrounds and paths.



Built in 2006

## Essential Information

MLS® #	A2262741
Price	\$640,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,052
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	2227 Sagewood Heights Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3N8

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Gas, Insert
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 7th, 2025
Zoning	R1

## Listing Details

Listing Office	D Gees Realty Inc.
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