

# \$399,900 - 909, 115 Sagewood Drive Sw, Airdrie

MLS® #A2225164

**\$399,900**

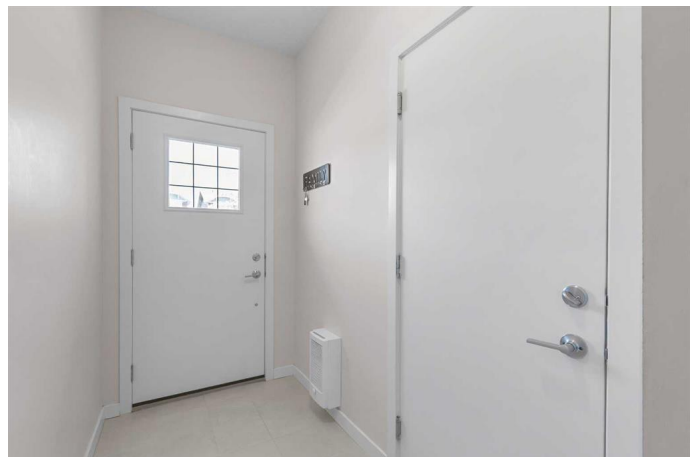
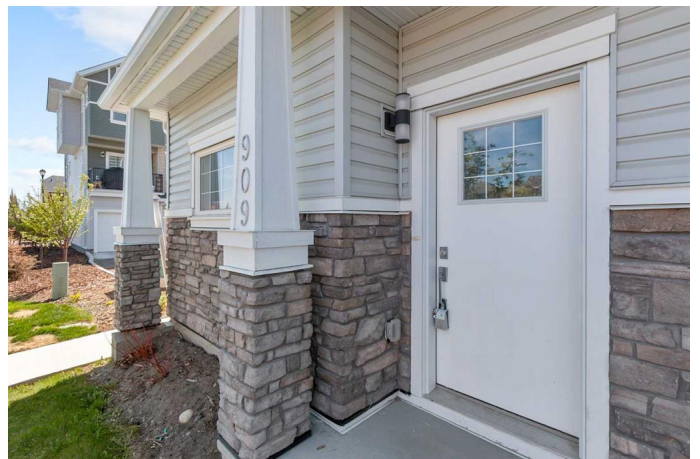
3 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

This beautifully maintained 3 bedroom end unit condo offers the perfect blend of comfort, style, and convenience, just waiting for you to move in and make it home. Step inside to a bright, open-concept main floor that feels instantly welcoming. The modern kitchen is the heart of the home, featuring gleaming quartz countertops, stainless steel appliances, and a functional eat-up bar, ideal for casual meals or entertaining. It flows seamlessly into a spacious dining area with patio doors that open to your private deck, perfect for morning coffee or evening BBQs. The living room is filled with natural light, creating a warm and inviting atmosphere. A convenient 2 pc bath completes the main level. Upstairs, youâ€™ll find three generously sized bedrooms, including a spacious primary suite with a 3-piece ensuite. One of the two additional bedrooms features a walk-in closet. A full bathroom and convenient upstairs laundry complete this family-friendly layout. Need extra space? The oversized tandem garage provides plenty of room for vehicles, bikes, storage, or even a small home gym or workshop. Located in the family friendly community of Sagewood it is just steps from schools, shopping, walking paths, and all the amenities Airdrie has to offer, this home truly checks all the boxes. Donâ€™t miss your chance to call this move-in ready home yours, book your showing today!

Built in 2018



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2225164      |
| Price          | \$399,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,276         |
| Acres          | 0.04          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 909, 115 Sagewood Drive Sw |
| Subdivision | Canals                     |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 4V5                    |

## Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 2                        |
| Parking        | Double Garage Attached   |
| # of Garages   | 2                        |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony   |
| Lot Description   | Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 43             |
| Zoning         | R3             |

### **Listing Details**

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

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