

# \$589,900 - 438 Sagewood Drive Sw, Airdrie

MLS® #A2233228

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,492 sqft

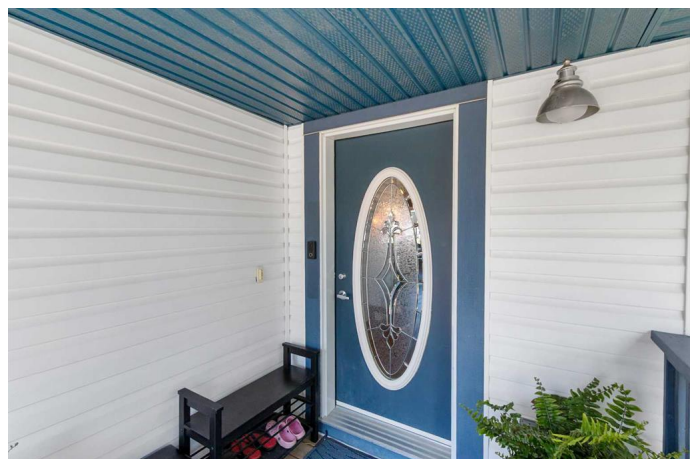
Residential on 0.09 Acres

Sagewood, Airdrie, Alberta

From the moment you arrive, you will appreciate the meticulously landscaped front yard and charming front porch, perfect for morning coffee. Step inside to a spacious and inviting living room, filled with natural light from a large front window. The heart of the home is the beautifully appointed kitchen, featuring granite countertops, a large center island, and stainless steel appliances. The kitchen flows seamlessly into a generous dining area, making it ideal for entertaining. Upstairs, you will find 3 good-sized bedrooms, including a spacious primary suite complete with a walk-in closet and a private ensuite. Convenient upper-level laundry adds to the functionality of this smart layout. The fully finished lower level offers even more space with a cozy family room, a 4th bedroom, a 2 pc bathroom, and ample storage, all completed with Dricore subflooring and a water softener for added comfort. Step out back to your private oasis, a beautifully landscaped yard with a two-tiered deck, a detached garage with an oversized door, and a large storage shed. Sagewood is a family friendly community with nearby shopping, schools, pathways, and parks, everything you need is right here. Don't miss your opportunity to make this fantastic home yours!

Built in 2005

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2233228    |
| Price          | \$589,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,492       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 438 Sagewood Drive Sw |
| Subdivision | Sagewood              |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 3N2               |

### Amenities

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

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)                               |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |
| Has Basement      | Yes                                                                                       |
| Basement          | Finished, Full                                                                            |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 43              |
| Zoning         | R1-L            |

**Listing Details**

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

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