

# \$499,900 - 429 Sagewood Drive Sw, Airdrie

MLS® #A2235313

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,495 sqft

Residential on 0.08 Acres

Sagewood, Airdrie, Alberta

This Home Wonâ€™t Last Long â€“ Priced for a Quick Sale! Welcome to this immaculate 2-storey home with rear lane access, excellent privacy, and situated on a conventional lot in a highly sought-after neighborhood. Boasting charming curb appeal and a full-length front veranda, this home makes a lasting impression from the moment you arrive. Step inside to discover a stunning staircase and a spacious living room, complemented by upgraded vinyl plank flooring and abundant natural light from the south-facing windows, creating a bright and airy main level. The functional kitchen features all major appliances, a corner pantry, generous counter and cupboard space, and a large islandâ€“perfect for meal prep and entertaining. The adjoining dining area is ideal for family gatherings and keeping an eye on the kids.

Step outside to your private south-facing backyard with a two-tier deck, pergola, fully fenced yard, concrete RV parking pad, and rear lane accessâ€“an entertainerâ€™s dream and ideal for family living. A convenient half bath with soaring ceilings completes the main floor.

Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a primary suite with a walk-in closet and ensuite bath. The upper level also includes a laundry room for added convenience. The unspoiled basement offers a blank canvas to develop according to your needs. Additional features-



Newer hot water tank, Upgraded window treatments & fixtures, New dryer (2022), Vacant for quick possession. Located within walking distance to schools, parks, and pathways, with quick access to amenities and major roadways. Perfect for families starting their journeyâ€”and a great investment opportunity too.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235313    |
| Price          | \$499,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,495       |
| Acres          | 0.08        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 429 Sagewood Drive Sw |
| Subdivision | Sagewood              |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B3N2                |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry                   |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 10              |
| Zoning         | R1-L            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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