

# \$684,900 - 367 Sagewood Place Sw, Airdrie

MLS® #A2253546

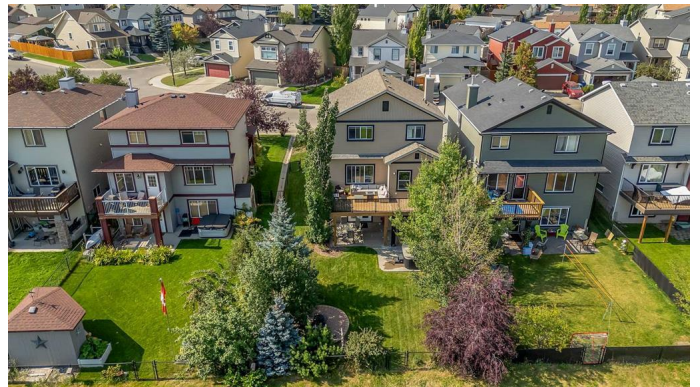
**\$684,900**

3 Bedroom, 4.00 Bathroom, 1,605 sqft

Residential on 0.12 Acres

Sagewood, Airdrie, Alberta

Welcome to 367 Sagewood Place, a stunning, fully finished and move-in-ready walkout home. Situated directly on a serene pond and set on a generously sized lot with mature trees and lush bushes, you will enjoy the natural beauty and privacy. Inside, you don't need to lift a finger! Durable and stylish vinyl plank flooring flows seamlessly throughout all levels. The open-concept main floor is designed for both entertaining and everyday living, featuring a modern kitchen with a large island, ample cabinetry, a corner pantry, and sleek stainless steel appliances. The kitchen opens to the bright dining area and inviting living room, highlighted by a focal point gas fireplace and oversized windows showcasing the pond views. Step outside to the extended deck, a perfect place for soaking up the last of the summer evenings. A convenient main-floor powder room, laundry, and mudroom off the double attached garage complete the level. Upstairs, the primary suite easily accommodates a king-size bedroom set and includes a walk-in closet with custom organizers and a private en-suite bath. Two additional generously sized bedrooms complete the upper floor. The fully finished walkout basement expands your living space and provides direct access to the private backyard. Whether hosting gatherings or enjoying quiet nights in, this space is a true retreat with another cozy gas fireplace, a wide-open recreation area ideal for movie nights complete with a sound system, a



workout corner, and a full bathroom. Need an extra bedroom? There's plenty of room to add one. Outside, your backyard oasis awaits with a covered lower patio, hot tub and a corner firepit. The ultimate spot for crisp fall evenings and winter nights. Located in the desirable neighbourhood of Sagewood, steps from paths, ponds, and schools, this is a perfect location to call home. If you're looking for a home that combines move-in ready convenience with peaceful natural surroundings, this one has it all.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253546    |
| Price          | \$684,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,605       |
| Acres          | 0.12        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 367 Sagewood Place Sw |
| Subdivision | Sagewood              |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 3N1               |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home                                                |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 2                                                                                                |
| Fireplaces        | Basement, Gas, Great Room, Mantle, Three-Sided                                                   |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full, Walk-Out                                                                         |

## Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                          |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot, Creek/River/Stream/Pond, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Vinyl Siding, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                       |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 10                  |
| Zoning         | R1                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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