

# \$562,800 - 2379 Sagewood Crescent Sw, Airdrie

MLS® #A2193274

**\$562,800**

3 Bedroom, 3.00 Bathroom, 1,651 sqft  
Residential on 0.08 Acres

Sagewood, Airdrie, Alberta

Cozy two-storey in SW Airdrie! Located in the family-friendly community of Sagewood, this 1,651 sq ft home includes 3 bedrooms and 2.5 baths. The cozy porch overlooks a landscaped front yard, making it the perfect place to enjoy a morning cup of coffee. Enter to a spacious foyer with a built-in storage bench and coat closet. The open office off the foyer includes a large window overlooking the porch and custom built-ins with open shelving. The main living space is open concept, perfect for entertaining with lots of natural light. The kitchen has ample cabinet space, stainless steel appliances, an island with a breakfast bar for additional seating, and a large pantry. The dining space is big enough to accommodate a full dining table, and the living room includes a gas fireplace, and large South-facing windows overlooking the back deck. A powder room completes the lower level, and a door off the kitchen leads to the South-facing backyard and deck, with plenty of space for a BBQ and patio set! The yard is fully fenced and includes an insulated double detached garage with back lane access.

Upstairs you will find 3 bedrooms, 2 full bathrooms, and a huge laundry room with a linen closet. The primary overlooks the backyard and includes a walk-in closet and spacious 3-piece ensuite. The secondary bedrooms both include large windows and closets, with a shared 3-piece bath across the hall.

The basement is unfinished and ready for



development with the utilities tucked in the far corner and a rough-in for a future bathroom ready to go! Recent updates include new shingles in 2020, new washer/dryer in 2024, and new HWT installed 2024. Sagewood Cres is a quiet street located an easy walking distance to schools, parks, walking paths, and ponds, making it the perfect neighbourhood to call home!

Built in 2006

### **Essential Information**

MLS® #	A2193274
Price	\$562,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,651
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2379 Sagewood Crescent Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3M9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Garage Control(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	March 26th, 2025
Days on Market	27
Zoning	R1-L

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.