

# \$639,900 - 209 Sagewood Grove Sw, Airdrie

MLS® #A2245727

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,800 sqft

Residential on 0.11 Acres

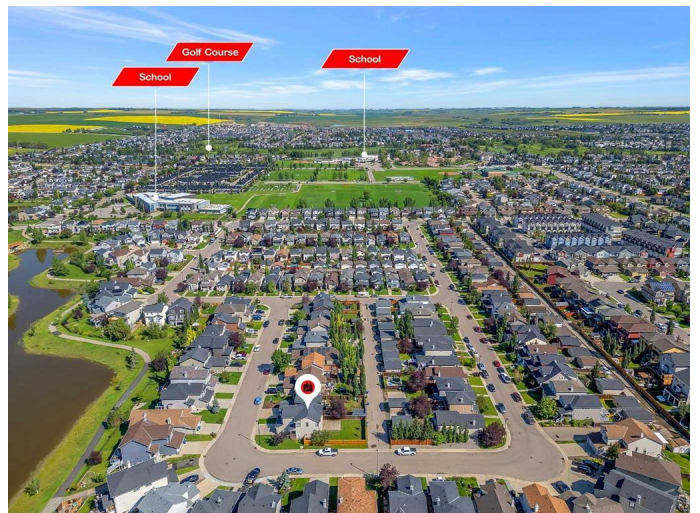
Sagewood, Airdrie, Alberta

AFFORDABLE SAGEWOOD GEM â€” CORNER LOT â€” ACROSS FROM THE POND. Opportunities like this donâ€™t come up often! Located on a quiet street in the family-friendly community of Sagewood, this well-designed 2-storey home offers incredible value for first-time buyers / value seekers / or those just looking for space, upgrades, and a top-tier location.

Sitting proudly on a massive corner lot with brand-NEW fencing and views of the pond directly across the street, this home features an open concept layout, nearly 1,800 sq ft, and a huge backyardâ€”all fully landscaped and move-in ready. No need to worry about exterior costs or updates!

Inside, enjoy a fully RENOVATED kitchen with quartz countertops, upgraded lighting, and new vinyl plank flooring on the main level. Not only are the ceilings 9 feet on the main level but the home is filled with natural light from large windows, creating a warm and inviting feel throughout. Upstairs boasts three bedrooms, two full updated bathrooms including a private ensuite with new vanities, and a spacious bonus room with 10 feet ceilings, perfect for a playroom, media zone, or home office. The upper level is also finished with comfortable high end carpet for durability and warmth.

Additional features include a NEWER hot



water tank and humidifier, plus unbeatable access to local amenities. Walk to nearby schools, take the kids to Chinook Winds Park (featuring beach volleyball courts, a splash park, skate park, and baseball diamonds), or explore the many walking paths around the neighborhood. You're also just minutes to the highway for an easy commute out west to the mountains, Cochrane and so much more.

This is a rare chance to own a fully updated home in one of Airdrie’s most loved communities”at a price that makes sense.

Book a showing with your favorite Realtor today and see why this Sagewood beauty is the perfect place to start your homeownership journey.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245727    |
| Price          | \$639,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,800       |
| Acres          | 0.11        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 209 Sagewood Grove Sw |
| Subdivision | Sagewood              |
| City        | Airdrie               |

|             |         |
|-------------|---------|
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B3B1  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Electric Range, Electric Stove, Refrigerator                        |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Gas                                                                             |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Unfinished                                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 14               |
| Zoning         | DC-12-B          |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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