

# \$564,900 - 114 Sagewood Drive Sw, Airdrie

MLS® #A2237769

**\$564,900**

3 Bedroom, 4.00 Bathroom, 1,585 sqft  
Residential on 0.07 Acres

Sagewood, Airdrie, Alberta

This isn't your average duplex – only the small SW wall is shared where the garage connects, giving you the feel of a fully detached home with added privacy. Inside, you'll find a bright and stylish space with thoughtful details throughout: hardwood floors, full-height white cabinetry, quartz countertops, 9' ceilings, and large windows that flood the home with natural light.

Upstairs features a spacious primary suite with a walk-in closet and full ensuite, plus two additional bedrooms and a full four-piece bathroom – perfect for family living. There's also a versatile bonus room ideal for a home office, playroom, or quiet lounge space.

On the main floor, the open-concept layout is warm and welcoming, with a cozy fireplace and a large island that makes entertaining easy. Step outside to your own private retreat: a 19'6" x 8' deck overlooking a beautifully landscaped backyard filled with mature trees. There's plenty of extra storage tucked under the deck and along the side yard, and the built-in fire pit area makes it the perfect spot for summer evenings and weekend hangouts. And the best part – The fully finished basement is completely unique – designed for fun, creativity, and relaxation. Whether you're thinking home theatre, workout space, games room, or a stylish hangout zone, this one of a kind basement is ready to go. Located in a quiet, family-friendly neighborhood close to schools, green spaces,



playgrounds, shopping, and canal pathways, this home offers the perfect balance of style, comfort, and convenience.

Built in 2013

### Essential Information

MLS® #	A2237769
Price	\$564,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,585
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	114 Sagewood Drive Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2P1

### Amenities

Parking Spaces	2
Parking	Oversized, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Pantry
Appliances	Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	July 13th, 2025
Days on Market	15
Zoning	R2

## Listing Details

Listing Office	Century 21 Maximum
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