



## 228 Sagewood Landing Airdrie Alberta

\$749,900

Welcome to this beautifully updated 2-storey home in the desirable Sagewood community, featuring 4 bedrooms, 3.5 bathrooms, and an illegal basement suite. This property has been refreshed with all-new paint and updated light fixtures, enhancing its bright and modern appeal. The main floor boasts an open-concept living area perfect for entertaining, seamlessly connecting the living room, dining area, and kitchen featuring a gas fireplace. From the dining room, step out onto a spacious balcony with serene views of the canal, ideal for relaxing or hosting guests. Upstairs, the bright bonus room with vaulted ceilings is separated from the bedrooms by a central staircase, offering a perfect balance of shared and private spaces. The primary bedroom features exceptional canal views, a walk-in closet, and a luxurious 4-piece ensuite with an extra-deep soaker tub, while the secondary bedrooms are generously sized, each accommodating Queen-sized beds with room to spare. The illegal basement suite adds income potential and versatility, including a bedroom, kitchenette with refrigerator and counter space for a hot plate, spacious living/dining area, 3-piece bathroom, and a separate laundry facilities with a spacious deck and its own entrance. The expansive backyard is a haven for outdoor enthusiasts, with green space, gardens, an entertaining area, and direct access to the canal's walking path. This home is a true gem - don't miss the opportunity to make it yours. (id:6769)

Kitchen 3.51 M x 3.35 M

Dining room 3.66 M x 2.90 M

Living room 4.88 M x 4.42 M

Laundry room 2.74 M x 2.13 M

2pc Bathroom 1.52 M x 1.37 M

Bonus Room 5.49 M x 4.27 M

Primary Bedroom 4.12 M x 3.66 M

Bedroom 3.66 M x 2.74 M

Bedroom 3.66 M x 2.74 M

4pc Bathroom 2.13 M x 1.52 M

4pc Bathroom 3.35 M x 3.05 M

Listing Presented By:



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