



## 275 Sagewood Gardens Airdrie Alberta

\$609,000

**\*\*MASSIVE PRICE ADJUSTMENT ON THIS BEAUTIFUL HOME\*\*** You have to see this Home to see how Beautiful it truly is! This GORGEOUS Home is Full of CHARM AND CHARACTER and has seen some EXTENSIVE RENOVATIONS valuing over \$65,000. You will absolutely Fall in Love with this Home!! When you arrive, you will immediately notice the Beautiful Landscaping full of mature trees and shrubs, and the great Front Porch perfect to enjoy a cup of morning coffee. When you enter this Home, you are greeted by the comfortable and spacious Living Room that has a Large Front Window to enjoy the view. Coming into the NEWLY RENOVATED KITCHEN you will be impressed by the Abundance of Cabinetry that extends into the Dining area, the Oversized Island with Granite Countertop, Beautiful Backsplash tiling, Stainless Steel Appliances, Pot and Pan Drawers, Pantry, Potlights, and lovely Brushed Gold Fixtures and Hardware. The Dining area hosts a Large Table and has an amazing Window for Natural Light and views of the South facing yard. The Wooden Staircase with leads you to the Upper Level that has the Large Primary Bedroom with 4 pc Ensuite with refinished Cabinetry and Granite Countertop, and a Walk in Closet. The upper level also has Bedroom 2 which includes a Murphy Bed, Bedroom 3, the Full Bathroom with refinished Cabinetry and Granite Countertop, and the Laundry Room with a new Dryer. The Lower Level is NEWLY Renovated and features 9' Ceilings, a Large Recreation Room with a Fantastic Feature Wall with Custom Cabinetry, Electric Fireplace, and great Stone work with Mantle. There is plenty of Storage in the Utility Room, and even has a hidden area for an Office space / Playroom /or additional storage. This Beautiful Home has LAMINATE FLOORING THOUGHOUT - NO CARPETS except on stairwell, and is AIR CONDITIONED. The Fantastic SOUTH FACING Back Yard has a Large 2 tiered Deck with a Gazebo on the uppe...

Recreational, Games room 23.00 Ft x 13.17 Ft

Kitchen 14.42 Ft x 12.83 Ft

Living room 13.67 Ft x 12.75 Ft

Dining room 14.50 Ft x 9.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 15.50 Ft x 11.67 Ft

Bedroom 10.00 Ft x 9.25 Ft

Bedroom 10.67 Ft x 8.75 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Laundry room 5.50 Ft x 3.00 Ft