



## 442 Sagewood Drive Airdrie Alberta

\$459,900

Welcome to this delightful 2 Bed FULLY DETACHED home in the sought-after community of Sagewood. Offering both comfort and potential, this property is perfect for first-time buyers, savvy investors, or anyone looking to create their dream home. This home presents an exceptional opportunity to own a DETACHED property in Sagewood without breaking your budget. Freshly painted and move in ready: the vaulted ceilings in the HUGE living room create a welcome and open atmosphere, enhancing the overall charm and comfort with plenty of space and light. Spacious kitchen is designed for effortless cooking, dining, and entertaining. Highlighted by beautiful hardwood floors, this inviting space combines functionality with style, offering the perfect setting for both everyday meals and hosting gatherings. The adjoining dining area offers plenty of room for a sizable table, making it a welcoming space for sharing meals, celebrating special occasions, or enjoying a cozy morning coffee. A spacious primary bedroom features a generous walk-in closet and large windows that bathe the room in natural light, creating a warm and inviting ambiance. The second bedroom completes the main floor, offering a versatile space that can be used as a bedroom or home office; designed for both functionality and comfort. The unfinished basement, boasting impressive nine-foot ceilings and large windows comes with a brand new HWT and offers ample space and layout flexibility. It's a blank canvas ready for your vision and design and developing it will significantly boost the home's value. Your new home is equipped with \$20,000 worth of state-of-the-art solar panels, providing monthly utility savings. The spacious back deck and yard offers a parking pad and concrete terrace and is perfect for hosting summer BBQs and serene evenings spent under the stars. Fantastic location, with schools, shopping centers, l...

Primary Bedroom 15.75 Ft x 10.00 Ft

Bedroom 9.92 Ft x 9.00 Ft

Dining room 11.75 Ft x 9.00 Ft

Other 12.00 Ft x 9.33 Ft

Living room 14.92 Ft x 11.92 Ft

4pc Bathroom 9.33 Ft x 5.25 Ft

Listing Presented By:



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