

\$574,900 - 112 Sagewood Grove Sw, Airdrie

MLS® #A2252925

\$574,900

3 Bedroom, 3.00 Bathroom, 1,267 sqft
Residential on 0.09 Acres

Sagewood, Airdrie, Alberta

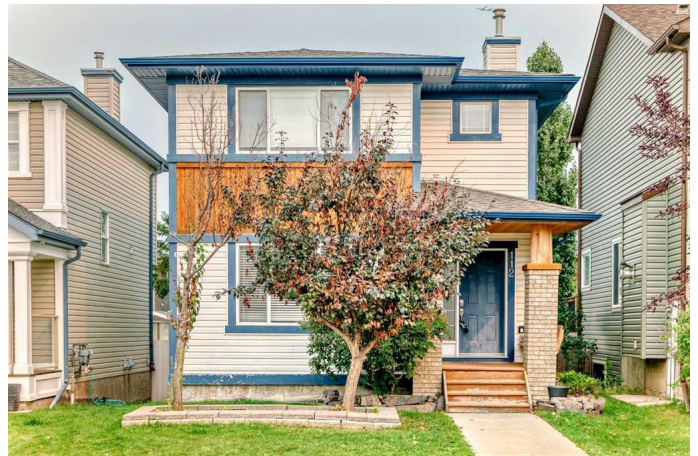
**** OPEN HOUSE Saturday September 13 / 2:00pm-4:00pm **** Welcome to this beautiful two storey single family home with over 2000sqft of living space nestled in the sought after neighbourhood of Sagewood. Perfectly positioned on a west facing lot, this home is filled with natural light throughout the day, creating a warm and inviting atmosphere.

Step inside to a thoughtfully designed main level that blends style and function with an open-concept layout perfect for both everyday living and entertaining. The spacious living room flows effortlessly into a bright, modern kitchen featuring ample cabinetry, generous counter space, and a seamless connection to the dining area—perfect for hosting dinner parties or family gatherings. A well-placed powder room completes the main floor for added convenience.

Upstairs, you™ll find two bedrooms, a full bathroom along with the serene primary suite complete with a large walk-in closet with custom built-in wardrobes—a dream for organization lovers.

The fully finished basement adds incredible versatility with a large open recreation area, a stylish full bathroom, and a custom bar setup—the ultimate entertaining zone or media space.

Step outside into your private backyard oasis,



featuring a quaint enclosed deck with a built-in barbecue gas line, and ample storage tucked neatly beneath.

The oversized, fully insulated double detached garage is a standout feature, ideal for hobbyists or car enthusiasts. But thatâ€™s just the beginningâ€”above the garage, you'll find a versatile loft space complete with a wood-burning fireplace, skylights, a pool table, foosball table, and shuffleboard table, as well as ample storage. Whether you're dreaming of a home office, game room, or creative retreat, this space has it all. Additionally, the garage includes an attached bonus room that once housed a 12-person hot tubâ€”ready to be transformed into extra storage, a workshop, or even a personal gym.

Situated in a quiet, family friendly community, this home offers convenient access to the highway, top rated schools, scenic ponds, parks, and a variety of shopping and dining options. Donâ€™t miss your chance to own this unique and versatile home in one of Sagewoodâ€™s most desirable locations!

Built in 2005

Essential Information

MLS® #	A2252925
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,267
Acres	0.09
Year Built	2005
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	112 Sagewood Grove Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3B2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, See Remarks
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Skylight(s)
Appliances	Dishwasher, Dryer, Garburator, Gas Range, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	10
Zoning	DC-12-A

Listing Details

Listing Office CIR Realty

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