

# \$674,900 - 311 Sagewood Landing Sw, Airdrie

MLS® #A2212701

**\$674,900**

5 Bedroom, 4.00 Bathroom, 2,053 sqft  
Residential on 0.10 Acres

Sagewood, Airdrie, Alberta

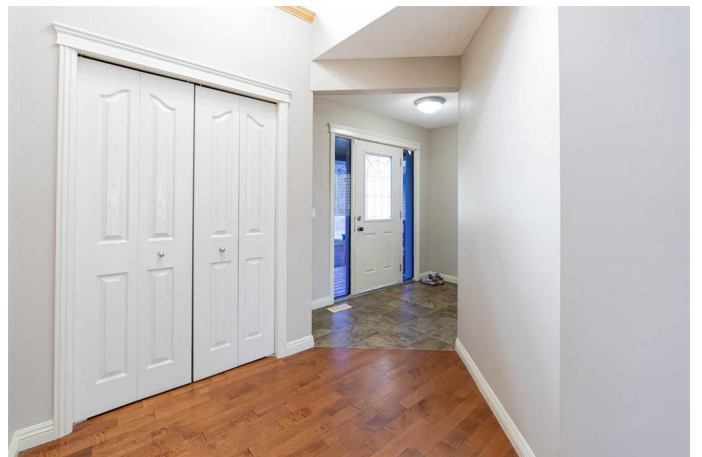
OPEN HOUSE ON MAY 10TH FROM 12:00 TO 2:00 PM. Charming 2-Storey Home with Walkout Basement in the Heart of Sagewood! Welcome to this beautifully cared-for 5-bedroom, 3.5-bathroom home tucked away in the highly desirable community of Sagewood—a location that offers both comfort and convenience.

As you step through the front door, you're welcomed by soaring lofted ceilings and a bright, open entryway that flows into a cozy home office or flex space with elegant French doors—perfect for working from home or a quiet reading room.

The main floor features an open-concept kitchen and living space with stainless steel appliances, a generous corner pantry, and a breakfast bar that's great for casual meals. The living room is warm and inviting with a built-in wall unit and a gas fireplace, while the dining nook opens out to a private deck—ideal for morning coffee or summer BBQs.

Upstairs, the spacious bonus room is perfect for movie nights or game time with the family. The primary bedroom includes a 4-piece ensuite and walk-in closet, and you'll find two more good-sized bedrooms and another full bathroom just down the hall.

But that's not all—head downstairs to the



fully finished walkout basement where youâ€™ll find two more bedrooms, a second kitchen, and a huge bathroomâ€”a fantastic space for extended family, guests, or even potential rental income. The massive backyard has tons of room for kids to run around, garden, or host family get-togethers.

Located just a short walk from the pond, schools, parks, and playgrounds, this friendly community is also just minutes from Deerfoot Trail, the airport, and CrossIron Mills Mall. ?? Donâ€™t miss your chanceâ€”book a private tour today. Youâ€™re going to love it here!

Built in 2007

### Essential Information

MLS® #	A2212701
Price	\$674,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,053
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	311 Sagewood Landing Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3N6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, French Door, Pantry, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	32
Zoning	R1

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.