

\$740,000 - 268 Sagewood Landing Sw, Airdrie

MLS® #A2203908

\$740,000

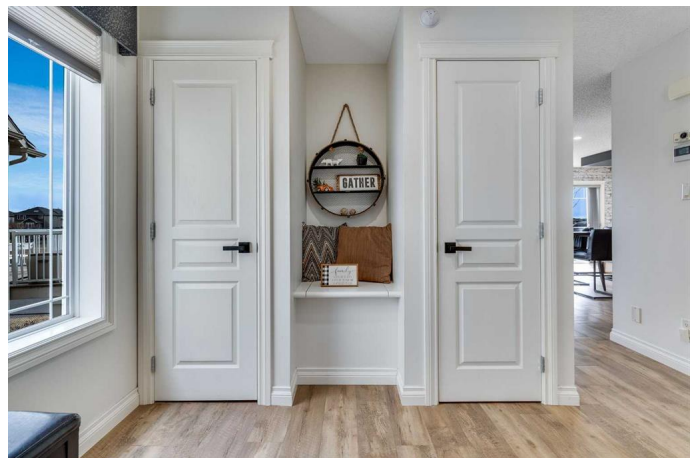
3 Bedroom, 4.00 Bathroom, 1,943 sqft

Residential on 0.10 Acres

Sagewood, Airdrie, Alberta

Welcome to your dream home—where every day starts with sunrise views over the water. This beautifully finished, fully developed walkout is all about location, lifestyle, and that million-dollar view! Situated on a prime southeast-facing lot, step right out of your backyard onto the scenic pathway system that winds around the water—perfect for your morning coffee strolls or evening walks. With nearly 2,800 sq ft of thoughtfully designed living space across three levels, this home checks all the boxes. The heart of the home is the gourmet kitchen, complete with a massive island with seating for six—ideal for both everyday living and entertaining. The open-concept layout flows effortlessly into the living and dining spaces, all while showcasing those incredible water views. Upstairs, retreat to your spacious primary suite featuring an ensuite with double vanities, a walk-in closet, and your own private water view to wake up to. A spacious bonus room and 2 spare bedrooms round out this fantastic top level. The fully finished walkout basement includes dedicated spaces for a home theatre, gym, or playroom and opens onto a stamped concrete patio for seamless indoor-outdoor living. Additional features include: Cozy fireplace for those chilly evenings, Oversized double garage (fits a full-size truck!), Built-in shelving in the basement included, Steps to top-rated schools, parks, and pathways.

Don't miss your chance to own this rare



waterfront gem—homes like this don't
come around often!

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2203908 |
| Price | \$740,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,943 |
| Acres | 0.10 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 268 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 | Bookcases, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |

| | |
|-----------------|--------------------------|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Other |
| Lot Description | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 16 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.