

# \$535,000 - 417 Sagewood Park Sw, Airdrie

MLS® #A2212536

## \$535,000

4 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.08 Acres

Sagewood, Airdrie, Alberta

Welcome to 417 Sagewood Park SW – a beautifully maintained 4-bedroom, 2 full bathroom detached home located in the sought-after family-friendly community of Sagewood in Airdrie! This charming bi-level offers nearly 1,600 sqft of total developed living space, ideal for growing families or savvy investors. Step into a bright and inviting main level featuring a spacious living room with large windows, a functional kitchen with ample cabinetry, and a cozy dining area perfect for everyday meals or entertaining guests. The main level includes two generously sized bedrooms and a full 4-piece bathroom. The fully developed lower level boasts an additional two bedrooms (New Flooring - 2023), a second full bathroom, kitchen and a large family room perfect for movie nights, play space, or even a home office setup. Laundry (New Washer & Dryer - 2023) and extra storage complete the lower level. Enjoy the fully fenced backyard with alley access – ideal for outdoor gatherings, pets. Double detached garage with heated, EV charge possible and back alley way. This home is ideally situated near schools, parks, walking trails, and all amenities, with quick access to major routes for an easy commute. Pride of ownership shows throughout! Don't miss your chance to own this move-in-ready home in one of Airdrie's most popular neighborhoods. Book your private showing today!



Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212536    |
| Price          | \$535,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 976         |
| Acres          | 0.08        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 417 Sagewood Park Sw |
| Subdivision | Sagewood             |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 3A9              |

## Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Parking Spaces | 2                                                   |
| Parking        | Alley Access, Double Garage Detached, Heated Garage |
| # of Garages   | 2                                                   |

## Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan                                                                                                |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas                                                                                                                          |
| Has Basement      | Yes                                                                                                                          |

Basement                      Finished, Full

**Exterior**

Exterior Features      Lighting  
Lot Description        Back Lane, Front Yard, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 25th, 2025  
Days on Market        7  
Zoning                    DC-12-A

**Listing Details**

Listing Office            Sunflower Realty & Property Management Inc.

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