

\$599,900 - 239 Sagewood Drive, Airdrie

MLS® #A2265913

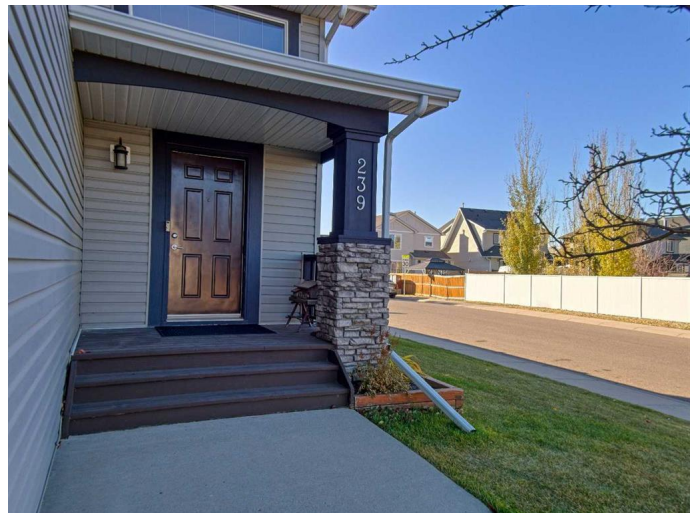
\$599,900

4 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.10 Acres

Sagewood, Airdrie, Alberta

Welcome to 239 Sagewood Drive! This fully developed, original-owner home sits proudly on a corner lot and is sure to impress from the moment you arrive. Step inside to a spacious foyer with soaring ceilings and luxury vinyl tile flooring, setting the tone for the bright and inviting spaces throughout. Up a short flight of stairs, youâ€™ll find 9 foot ceilings and a chefâ€™s dream kitchen with a large two-tier island and breakfast bar, ample cabinetry, a pantry, and newer appliances. The open-concept design flows seamlessly into the dining area, which overlooks the upper deck, and into the sun-filled living room complete with a cozy gas fireplaceâ€”the perfect spot to unwind after a long day. This level also includes two bedrooms, one ideal as a home office, and a 4-piece bathroom, offering the convenience of bungalow-style living within a two-storey layout. Just a few steps up, the private primary suite awaits, featuring a walk-in closet and a 4-piece ensuite, creating a peaceful retreat to end your day. The professionally finished basement is warmed by in-floor heating and offers a spacious recreation/games room with a second fireplaceâ€”perfect for family movie nights or entertaining guestsâ€”along with a large fourth bedroom, another 4-piece bath with a jetted soaker tub, and a generous utility room with plenty of storage. Step outside to your private backyard oasis, featuring a south-facing yard with two decks, lush perennials, a cherry tree, and double swinging gates for extra parking or



trailer access. The double attached garage provides ample space for vehicles and toys. Notable updates include: New siding and Level 4 shingles (2015), Central A/C (installed less than 2 years ago) , Central Vac and Underground sprinklers for easy lawn care. Ideally located across from CW Perry School and within walking distance to Our Lady of Peace and Ralph McCall, this home is just steps away from the water and the canals paved walking trails, and only minutes to shopping, dining, and essential services. This one will not last!

Built in 2004

Essential Information

MLS® #	A2265913
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,425
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	239 Sagewood Drive
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3A7

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, French Door, High Ceilings, Jetted Tub, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Private
Roof	Asphalt Shingle
Construction	Brick, Cedar, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	4
Zoning	DC-12-B

Listing Details

Listing Office	CIR Realty
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