

1301, 2384 Sagewood Gate SW

Airdrie, Alberta

MLS # A2256715



\$399,900

Division:	Sagewood	Water:	-
Type:	Residential/Five Plus	Sewer:	-
Style:	2 Storey	Condo Fee:	\$ 387
Size:	1,359 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall, Titled	LLD:	-
Lot Size:	0.03 Acre	Zoning:	R2-T
Lot Feat:	Corner Lot, Low Maintenance Landscape, Private, Treed	Utilities:	-
Heating:	Forced Air	Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Storage
Floors:	Carpet, Laminate, Vinyl Plank	Inclusions:	N/A
Roof:	Asphalt Shingle		
Basement:	Full, Unfinished		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		

Bright and pristine 3-bedroom, 2.5-bath END UNIT townhome is one of the best in the complex, offering over 1,360 sq. ft. of living space plus 600+ sq. ft. of unfinished basement with incredible potential. The main floor is flooded with natural light and has been freshly updated with brand new vinyl flooring and baseboards, giving it a modern, clean look. The kitchen is a standout, featuring brand new laminate countertops, a large central island with a breakfast bar, shaker-style cabinetry, stainless steel appliances, and stylish pendant lighting, perfect for entertaining and meal prep. Brand new carpet on the staircase and upper floor, along with fresh paint throughout both levels, completes the refreshed look. Upstairs, you'll find 3 bedrooms, including a primary suite with a 4-piece ensuite and large walk-in closet, plus another full bathroom for family or guests. The basement is thoughtfully laid out with a furnace room tucked neatly in the corner, rough-in for a future bathroom, and plenty of space to add 2 more bedrooms, making it a feature-ready space for the new owners. Enjoy indoor and outdoor living with a covered front porch and private semi-fenced sunny backyard patio. Two titledn parking stalls are conveniently located right outside your front door. Set in the welcoming Sagewood community, you'll love the quiet tree-lined streets, nearby parks, pathways, and schools. This home has been thoughtfully updated, meticulously maintained, and is truly move-in ready. Offering amazing value and unbeatable convenience, it's easy to fall in love with this gem!