

**101, 2384 Sagewood Gate SW  
Airdrie, Alberta**

**MLS # A2270441**



# \$469,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Sagewood  |               |                   |
| <b>Type:</b>     | Residential/Duplex  |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side   |               |                   |
| <b>Size:</b>     | 1,500 sq.ft.  | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.07 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot, Street Lighting |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 413 |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame  | <b>Zoning:</b>    | R2-T   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

This remarkable former show home truly checks ALL the boxes — style, comfort, and value! As you arrive at this beautifully maintained complex, you’ll immediately notice the pride of ownership throughout. The property management team takes exceptional care of the community — from the well-kept roads and lush lawns to the mature trees and pristine building exteriors. Step inside and you’ll be welcomed by a bright, open-concept floor plan perfect for family living and entertaining. The dining area easily accommodates large gatherings, while the private balcony overlooking a peaceful greenbelt offers the ideal spot for morning coffee or evening relaxation. The living room provides a warm and inviting space for everyone to unwind. To your right upon entry, you’ll find a versatile office or den, perfect for working from home. A pristine half-bath nearby ensures guests feel right at home. Upstairs, the primary suite is a true retreat, featuring a walk-in closet and a brilliant ensuite bathroom. Two additional bedrooms and a 4-piece main bath complete the upper level. Enjoy brand-new laminate flooring upstairs, new carpet on the stairway, and all new appliances — refrigerator, stove, dishwasher, and washer/dryer — throughout the home! The walkout basement offers incredible flexibility, with its own entry leading to a lush green space. Bright and airy, this lower level can serve as a separate living area, rec room, or guest suite — the possibilities are endless. Step out to the third patio area and relax in your own sun-filled oasis. An attached garage with a new door opener provides secure parking and additional storage. Located in the highly sought-after Sagewood community of Airdrie, this home offers the perfect blend of tranquility and convenience. You’ll love the scenic pathways, reservoirs, creeks, and parks, all just

steps away. Plus, enjoy easy access to shopping, schools, golf, and major routes: • 15 minutes to CrossIron Mills Mall • Less than 20 minutes to YYC Airport • 5 minutes to Woodside Golf Course • A short stroll to C.W. Perry School Don't miss your chance to own this stunning home — book your private showing today before it's gone!