

304, 2384 Sagewood Gate SW  
Airdrie, Alberta

MLS # A2283452

**\$449,900**



<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Pantry, Walk-In Closet(s)		

**Inclusions:** NONE

Welcome to this well-maintained half duplex located in the desirable community of Sagewood, Airdrie, offering a great blend of comfort, space, and functionality for families, first-time buyers or investors. As you enter, you are welcomed into a bright main floor where the nook and dining area sit at the front of the home, creating a warm and functional space for meals and gatherings. Moving further inside, the kitchen is thoughtfully designed with ample cabinetry and a pantry, seamlessly connecting to the spacious living room featuring large windows that fill the space with natural light. The main floor is finished with vinyl plank flooring throughout, adding warmth and continuity. From the living room, the back door leads to a deck, perfect for enjoying summer evenings and BBQs, overlooking a large backyard with plenty of space for outdoor activities. A convenient 2-piece bathroom and laundry complete the main level, along with direct access to the attached garage. Upstairs, the primary bedroom features large windows, a walk-in closet and a private 3-piece ensuite. Two additional bedrooms each include big windows and their own spacious closets, complemented by a full 4-piece bathroom. The unfinished basement provides excellent potential for future development. Ideally located close to schools, parks, walking paths, shopping, and with easy access to major routes—this is a fantastic opportunity you won't want to miss.