



GRASSROOTS
REALTY GROUP

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**1206, 2384 Sagewood Gate SW
Airdrie, Alberta**

MLS # A2229670



\$409,900

Division:	Sagewood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 377
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

A rare opportunity in Sagewood—this spacious end-unit townhouse features four bedrooms and a fully developed basement, offering nearly 1,900 sq ft of comfortable, functional living space. Inside, you’re welcomed by a versatile flex room at the front of the home, perfect as a formal dining area, a sunlit home office, or an additional sitting room. The main level continues into a bright, open-concept layout with large windows, a warm and inviting living room, and a thoughtfully designed kitchen complete with a large single bowl farmhouse sink, built-in pantry, and dining space. Upstairs, you’ll find three generously sized bedrooms and two full bathrooms, including a spacious primary suite with a private ensuite. The fully finished basement expands your living space with a fourth bedroom, a cozy recreation or media room, a convenient two-piece bathroom, laundry area, and ample storage. The basement is well suited for guests, teens, or a home gym. Enjoy your morning coffee on the charming front porch or unwind on the private back patio, perfect for grilling or quiet relaxation. Two titled parking stalls located just outside the front door add everyday convenience. Nestled in the family friendly community of Sagewood, this home is close to schools, parks, playgrounds, and scenic walking paths. Meticulously maintained and move-in ready, this townhome offers exceptional value in a highly desirable neighbourhood. Welcome Home!