



GRASSROOTS
REALTY GROUP

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**1101, 2384 Sagewood Gate SW
Airdrie, Alberta**

MLS # A2229783



\$399,900

Division:	Sagewood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,383 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 377
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions:	N/A
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One of the best units in the complex&mdashthis bright and beautifully updated end-unit townhome in Sagewood is a standout. With over 1,380 sq ft of living space and another 500+ sq ft in the basement ready for your ideas, this home has room to grow and then some. Inside, the layout is smart and spacious with 3 bedrooms, 2.5 baths, a family room and a living room&mdashperfect for families or anyone who wants that extra breathing room. The main floor is full of natural light, with big windows and an open feel that instantly makes you feel at home. You’ll love the large front porch&mdashideal for a morning coffee&mdashand the back porch that opens onto a green space. And with 2 assigned parking stalls right out front, you’ll never be stuck searching for a spot. Sagewood is a quiet, welcoming neighbourhood with parks, schools, and pathways all close by. It’s a great community for families and anyone looking for a relaxed, well-connected area to call home. This is an incredibly cared-for unit, and it shows. Updated, move-in ready, and offering amazing value for the price&mdashthis one is easy to love. For more information and photos, click the links below!