



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**102, 2384 Sagewood Gate SW
Airdrie, Alberta**

MLS # A2235937



\$450,000

Division:	Sagewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,381 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Guest, Off Street, Single		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Many Trees, Open Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 418
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Alarm System (As-Is)		

This remarkable property checks ALL the boxes at an affordable price!! A rare gem to consider for your next home or investment property. As you pull into this complex you will sense an immediate pride of ownership among the entire community & condominium. The property management company makes a point to take great care in maintaining the roads, lush lawns, beautiful trees, and the exterior of the buildings & homes. As you pass the large front patio & enter the bright, clean and comforting home you will find a welcoming entrance with a great size closet deep enough for everyone's outdoor attire. Immediately to your left you will find a perfectly situated den which can easily be used as an office, playroom, seating area, or maybe even a guest room. Continue through to your open concept kitchen equipped with a pantry, sit-up island, and gas stove. The open concept dining room is large enough for the whole family plus friends. If you need more space beyond this, there is a beautiful balcony facing the green belt & trees for everyone to spill onto enjoying some fresh air & sunshine. Of course, there is also a warm, comforting living room for everyone to enjoy as well. Don't worry, your guests will also be able to utilize your pristine half-bath set-up just for them. Upstairs you will find a grand master bedroom with walk-in closet & brilliant ensuite! 2 more bedrooms, a nook perfect for a desk, and a 4 pc bathroom complete the upper level. The fully-finished walkout basement creates a whole separate living area with its own entry leading to that lush green space allowing this "basement" to be as bright and beautiful as any upper level area. The potential of this space is endless. In addition to the massive recreation / family room area you will find a 4th bedroom, a 4th full bathroom and plenty of additional & convenient storage spaces. The third patio area in this

cozy, sun-filled oasis offers another quiet zone to relax after a long day of work. Topping off this incredible check-list is an attached garage to keep your vehicle parked safe & secure while offering even more storage space! If you don't know much about Sagewood community in Airdrie, please be sure to set some time after your showing to cruise or wander the area. You will not be disappointed in the ambient surroundings including incredible pathways, reservoirs, creeks, parks and amenities. Along with hundreds of shopping opportunities you are also only 14-minutes drive to the famous Cross Iron Mills Mall, 3-minutes to the Woodside Golf Course, 19-minutes to the YYC Airport, and a brisk 2-minutes to the C.W. Perry School. Book your showing today, before it's too late!