



**GRASSROOTS**  
REALTY GROUP

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**705, 2384 Sagewood Gate SW  
Airdrie, Alberta**

**MLS # A2240289**



**\$465,000**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 413
<b>Basement:</b>	Finished, 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>	Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** Garage door opener, window coverings

Welcome to Patios of Sagewood: A Home with Heart and Soul Step into a home that blends comfort, privacy, and community in one inviting package. This spacious 4-bedroom, 3.5-bath duplex is nestled in the coveted Patios of Sagewood—a collection of homes known for their charm, friendly neighbours, and peaceful setting. | Indoor-Outdoor Living at Its Best | From the moment you arrive, you’ll notice the rare double-patio layout: a welcoming front patio perfect for morning coffee, and a beautifully private rear patio overlooking a tranquil green space dotted with mature trees. Imagine unwinding here with family and friends, the dappled shade creating a serene backdrop to every gathering. | Designed for Connection & Comfort | Inside, the thoughtful floor plan invites you to relax and entertain with ease. The sunny den is ideal for working from home or curling up with a good book. The kitchen island is the heart of the main level, effortlessly connecting the dining and living areas. Large windows frame leafy views and fill the space with natural light, while a cozy gas fireplace with mantle and tile surround sets the mood for intimate evenings. | Room for Everyone—And Everything | Upstairs, the spacious primary suite is your private retreat, complete with a full ensuite and walk-in closet. Two additional bedrooms and a full bath offer flexibility for family, guests, or a home office. The fully finished basement delivers a generous rec room, a fourth bedroom, and yet another full bathroom—perfect for visitors, teens, or play space. Storage is a breeze with a large mechanical room ready for all your extra gear. | A Community to Call Home | Sagewood in Airdrie is a neighbourhood built for connection and active living. Stroll the scenic walking paths that wind through the community, visit nearby parks and playgrounds, and discover why families and

professionals alike love calling Sagewood home. With schools, shops, and services just minutes away, everything you need is within easy reach—plus, enjoy quick access to Calgary for work or weekend adventures. Don't miss your chance to own this exceptional duplex in one of Airdrie's most desirable communities. Come experience the Patios of Sagewood for yourself—your new home awaits!