



GRASSROOTS
REALTY GROUP

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**1301, 2384 Sagewood Gate SW
Airdrie, Alberta**

MLS # A2256715



\$385,000

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,359 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Storage		

Inclusions: N/A

Bright and pristine 3-bedroom, 2.5-bath END UNIT townhome is one of the best in the complex, offering over 1,360 sq. ft. of living space plus 600+ sq. ft. of unfinished basement with incredible potential. The main floor is flooded with natural light and has been freshly updated with brand new vinyl flooring and baseboards, giving it a modern, clean look. The kitchen is a standout, featuring brand new laminate countertops, a large central island with a breakfast bar, shaker-style cabinetry, stainless steel appliances, and stylish pendant lighting, perfect for entertaining and meal prep. Brand new carpet on the staircase and upper floor, along with fresh paint throughout both levels, completes the refreshed look. Upstairs, you'll find 3 bedrooms, including a primary suite with a 4-piece ensuite and large walk-in closet, plus another full bathroom for family or guests. The basement is thoughtfully laid out with a furnace room tucked neatly in the corner, rough-in for a future bathroom, and plenty of space to add 2 more bedrooms, making it a feature-ready space for the new owners. Enjoy indoor and outdoor living with a covered front porch and private semi-fenced sunny backyard patio. Two titled parking stalls are conveniently located right outside your front door. Set in the welcoming Sagewood community, you'll love the quiet tree-lined streets, nearby parks, pathways, and schools. This home has been thoughtfully updated, meticulously maintained, and is truly move-in ready. Offering amazing value and unbeatable convenience, it's easy to fall in love with this gem!