



**GRASSROOTS**  
REALTY GROUP

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**101, 2384 Sagewood Gate SW  
Airdrie, Alberta**

**MLS # A2270441**



**\$469,900**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 413
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

This remarkable former show home truly checks ALL the boxes &mdash; style, comfort, and value! As you arrive at this beautifully maintained complex, you&rsquo;ll immediately notice the pride of ownership throughout. The property management team takes exceptional care of the community &mdash; from the well-kept roads and lush lawns to the mature trees and pristine building exteriors. Step inside and you&rsquo;ll be welcomed by a bright, open-concept floor plan perfect for family living and entertaining. The dining area easily accommodates large gatherings, while the private balcony overlooking a peaceful greenbelt offers the ideal spot for morning coffee or evening relaxation. The living room provides a warm and inviting space for everyone to unwind. To your right upon entry, you&rsquo;ll find a versatile office or den, perfect for working from home. A pristine half-bath nearby ensures guests feel right at home. Upstairs, the primary suite is a true retreat, featuring a walk-in closet and a brilliant ensuite bathroom. Two additional bedrooms and a 4-piece main bath complete the upper level. Enjoy brand-new laminate flooring upstairs, new carpet on the stairway, and all new appliances &mdash; refrigerator, stove, dishwasher, and washer/dryer &mdash; throughout the home! The walkout basement offers incredible flexibility, with its own entry leading to a lush green space. Bright and airy, this lower level can serve as a separate living area, rec room, or guest suite &mdash; the possibilities are endless. Step out to the third patio area and relax in your own sun-filled oasis. An attached garage with a new door opener provides secure parking and additional storage. Located in the highly sought-after Sagewood community of Airdrie, this home offers the perfect blend of tranquility and convenience. You&rsquo;ll love the scenic pathways, reservoirs, creeks, and parks, all just

steps away. Plus, enjoy easy access to shopping, schools, golf, and major routes: • 15 minutes to CrossIron Mills Mall • Less than 20 minutes to YYC Airport • 5 minutes to Woodside Golf Course • A short stroll to C.W. Perry School Don't miss your chance to own this stunning home — book your private showing today before it's gone!