



**1306, 2384 Sagewood Gate SW
Airdrie, Alberta**

MLS # A2285275



\$365,000

Division:	Sagewood		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,359 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall, Titled		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully refreshed end unit townhome in the heart of Sagewood’s family-friendly community. Offering over 1,350 sq. ft. of thoughtfully designed living space, this 3 bedroom, 2.5 bathroom home is large and features an open layout perfectly suited for comfortable everyday living. Fresh, neutral paint tones and modern light fixtures create a bright, welcoming atmosphere throughout the home. The main level features rich alder hardwood flooring that adds warmth and character to the open concept layout. A spacious front living room provides a comfortable space to relax and gather and flows seamlessly into the warm and functional kitchen. Complete with stained maple cabinetry, a breakfast bar, pantry, and ample counter space, the kitchen is perfect for those who love to cook or bake. This area is also equipped with a new Frigidaire electric range and hood fan, offering a modern touch for everyday cooking and entertaining. Just off the kitchen, you can step outside through elegant French doors to your private patio with sunny south exposure, ideal for morning coffee, summer BBQs, or simply enjoying the outdoors. Upstairs, the spacious primary retreat features a large walk-in closet and private 3 piece ensuite, while two additional generous bedrooms and a full 4 piece bathroom provide plenty of room for family, guests, or a home office. The unspoiled basement offers excellent storage or the opportunity to develop additional living space to suit your needs. Perfectly located just steps from parks, schools, walking paths, and everyday amenities, this home offers the lifestyle and convenience today’s buyers are looking for. Whether you’re a first-time buyer, growing family, or investor, this Sagewood townhome is a fantastic opportunity to call home.