



GRASSROOTS
REALTY GROUP

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**#1201, 2384 Sagewood Gate SW
Airdrie, Alberta**

MLS # A2285596



\$395,000

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,361 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this Extraordinary 3-bedroom, 2.5-bathroom END UNIT Townhouse with 2 TITLED PARKING STALLS!. Nestled in the serene community of Sagewood South West Airdrie. This 1,361.22 sqft home provides excellent living for those seeking a modern and well-designed home. The main floor features a large living area, a dining area, and a large kitchen equipped with modern appliances and storage. The upper level boasts a spacious primary bedroom with a closet and a full ensuite bathroom. Two additional bedrooms and another full bathroom complete the second floor. This property has a newly upgraded floor. The Hot water tank has just being replaced. This property has quick access to anywhere in Airdrie and multiple nearby shopping options, including CrossIron Mills etc. The basement is unfinished, however it is an excellent space for an extra family room. This house is tenanted and the tenant is willing to stay beyond the lease expiry. It is a great opportunity for first-time buyers, and or Investors. This stunning home is a MUST-SEE! Don't miss out. **BOOK YOUR VIEWING TODAY!**