



**1204, 2384 Sagewood Gate SW
Airdrie, Alberta**

MLS # A2191696



\$424,900

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,361 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters, Pantry, Storage		

Inclusions: NONE

This beautiful, Sunny bright and spacious 2-storey townhouse in the "Patios of Sagewood" community offers 3 bedrooms, 2.5 bathrooms with Marble counters, and a titled parking stall. The property boasts an open concept floor plan with exotic hardwood floors and new carpets, freshly painted, a beautiful and spacious kitchen, with an eating bar, plenty of cupboards and counter space, a Double French door off the kitchen nook, a versatile main floor flex room./ or Den, 2 piece powder room and family room. The Upper level includes 3 bedrooms, a 3-piece Master en-suite and a full-piece main bath. Unspoiled full basement with roughed-in bath for future development. Excellent location near schools, shopping, and recreation. Great opportunity for first-time buyers, and or Investors. Quick Possession is available.