

# \$450,000 - 102, 2384 Sagewood Gate Sw, Airdrie

MLS® #A2235937

**\$450,000**

4 Bedroom, 4.00 Bathroom, 1,381 sqft

Residential on 0.07 Acres

Sagewood, Airdrie, Alberta

This remarkable property checks ALL the boxes at an affordable price!! A rare gem to consider for your next home or investment property. As you pull into this complex you will sense an immediate pride of ownership among the entire community & condominium. The property management company makes a point to take great care in maintaining the roads, lush lawns, beautiful trees, and the exterior of the buildings & homes. As you pass the large front patio & enter the bright, clean and comforting home you will find a welcoming entrance with a great size closet deep enough for everyone's outdoor attire. Immediately to your left you will find a perfectly situated den which can easily be used as an office, playroom, seating area, or maybe even a guest room. Continue through to your open concept kitchen equipped with a pantry, sit-up island, and gas stove. The open concept dining room is large enough for the whole family plus friends. If you need more space beyond this, there is a beautiful balcony facing the green belt & trees for everyone to spill onto enjoying some fresh air & sunshine. Of course, there is also a warm, comforting living room for everyone to enjoy as well. Don't worry, your guests will also be able to utilize your pristine half-bath set-up just for them. Upstairs you will find a grand master bedroom with walk-in closet & brilliant ensuite! 2 more bedrooms, a nook perfect for a desk, and a 4 pc bathroom complete the upper level. The fully-finished walkout basement creates a whole separate



living area with it's own entry leading to that lush green space allowing this "basement" to be as bright and beautiful as any upper level area. The potential of this space is endless. In addition to the massive recreation / family room area you will find a 4th bedroom, a 4th full bathroom and plenty of additional & convenient storage spaces. The third patio area in this cozy, sun-filled oasis offers another quiet zone to relax after a long day of work. Topping off this incredible check-list is an attached garage to keep your vehicle parked safe & secure while offering even more storage space! If you don't know much about Sagewood community in Airdrie, please be sure to set some time after your showing to cruise or wander the area. You will not be disappointed in the ambient surroundings including incredible pathways, reservoirs, creeks, parks and amenities. Along with hundreds of shopping opportunities you are also only 14-minutes drive to the famous Cross Iron Mills Mall, 3-minutes to the Woodside Golf Course, 19-minutes to the YYC Airport, and a brisk 2-minutes to the C.W. Perry School. Book your showing today, before it's too late!

Built in 2007

### **Essential Information**

MLS® #	A2235937
Price	\$450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,381
Acres	0.07
Year Built	2007
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	102, 2384 Sagewood Gate Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0K7

### Amenities

Amenities	Visitor Parking, Parking, Snow Removal
Parking Spaces	2
Parking	Garage Door Opener, Off Street, Concrete Driveway, Driveway, Guest, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Built-in Features, Vinyl Windows, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Lawn, Backs on to Park/Green Space, Many Trees, Open Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 1st, 2025
Days on Market	6
Zoning	R2-T

### **Listing Details**

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.