

\$399,000 - 1206, 2384 Sagewood Gate Sw, Airdrie

MLS® #A2088006

\$399,000

3 Bedroom, 3.00 Bathroom, 1,257 sqft

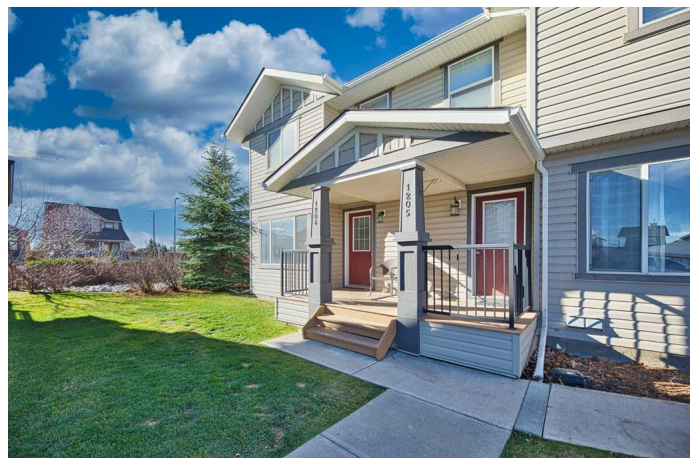
Residential on 0.03 Acres

Sagewood, Airdrie, Alberta

Hello, Gorgeous! Say hello to your end unit townhome located in the Patios of Sagewood! This updated end unit is complete with 1823 SQFT of fully developed space, 3 bedrooms, den and 2 titled parking stalls! You enter the unit by a covered porch and into a flex space currently being used as a formal dining room. Tons of natural light fills this room that could also be used as a living or sitting room. The open concept, living, dining and kitchen are at the rear of the home and provide ample space for family and friends. The kitchen with updated appliances, tons of counter space and sit up breakfast bar has ample preparation space and cabinet storage. You also have a pantry for added storage. The dining area gives access to the backyard through French doors complete with concrete pad and gas line for your bbq. The Living room adjacent to the dining room has 2 windows providing sunshine and a cool breeze on those warm summer days. Finishing off this level you have your powder room with a large vanity and added cabinet space.

Moving up to the second floor you have 2 good sized bedrooms as well as a 4-piece bathroom and the primary bedroom. This primary bedroom has a walk-in closet, 3-piece ensuite with stand alone shower and single vanity.

The basement is fully developed with laminate flooring and tons of storage space. A den that



could also be a 4th bedroom that closes with sliding pocket doors makes the perfect office or guest room. A rec room at the side of the home makes an excellent hang out space or playroom. Another 2-piece bath is also in the basement combined with your laundry room.

A well maintained condo complex with a quick exit out of the city and located close to schools, shopping and more, this townhouse is just waiting for you to call home!

Built in 2007

Essential Information

MLS® #	A2088006
Price	\$399,000
Sold Price	\$391,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,257
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1206, 2384 Sagewood Gate Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0K7

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
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Parking Spaces	2
Parking	Assigned, Parking Lot, Stall

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2023
Date Sold	November 9th, 2023
Days on Market	19
Zoning	R2-T
HOA Fees	0.00
HOA Fees Freq.	MON

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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