

\$455,000 - 703, 2384 Sagewood Gate Sw, Airdrie

MLS® #A2191429

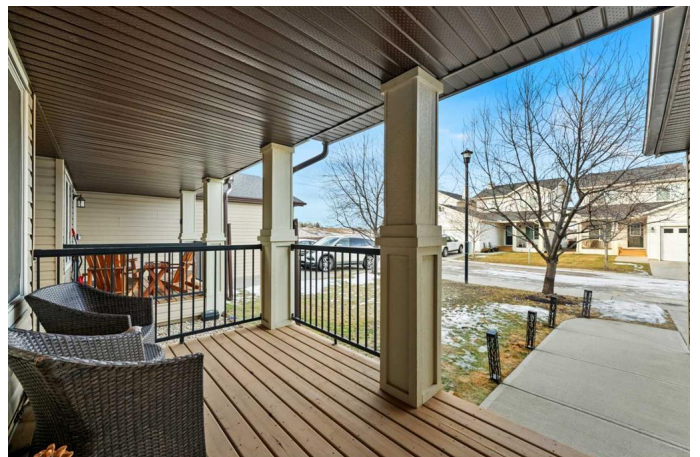
\$455,000

3 Bedroom, 3.00 Bathroom, 1,359 sqft
Residential on 0.06 Acres

Sagewood, Airdrie, Alberta

Welcome to this beautifully maintained 3 bedroom, 2.5 bathroom home offering low-maintenance, lock-and-leave living. Whether you're a snowbird looking for a hassle-free home base or a professional who works away and doesnâ€™t want to worry about mowing lawns or shovelling snow, this is the perfect turn-key opportunity! From the moment you arrive, youâ€™ll be drawn in by the inviting front porch, setting the stage for the warmth you'll feel in this charming semi-detached home, where the ONLY SHARED WALLS IS IN THE GARAGEâ€”giving you the privacy of a single-family residence with the ease of condo-style living.

Step inside to an open-concept main floor flooded with NATURAL LIGHT, creating an inviting atmosphere perfect for both relaxation and entertaining. The cozy living room features a GAS FIREPLACE with a stunning custom wood mantleâ€”imagine curling up here on a chilly evening with a good book or sharing laughter with loved ones.. The gourmet U-shaped kitchen boasts stainless steel appliances, premium cabinetry, and a breakfast bar, making it a great space for both casual meals and entertaining. HARDWOOD FLOORS flow throughout, adding elegance, while a spacious dining area invites family gatherings. Need a quiet spot to work? The



main-floor flex room is ideal for remote work or personal projects. Upstairs, the primary suite is your personal retreat, complete with a WALK-IN CLOSET and a private three-piece ensuite. Two additional generously sized bedrooms and a full four-piece bathroom make this level perfect for families or hosting guests.

The unfinished basement, with a bathroom rough-in, offers endless possibilities—imagine a cozy media room, a home gym, or an additional bedroom tailored to your needs. Outside, the beautifully landscaped backyard backs onto GREENSPACE, providing privacy and a peaceful place to unwind on the patio—ideal for summer BBQs or simply soaking in the tranquility. The attached OVERSIZED single GARAGE ensures ample space for parking and storage. Located in the sought-after Sagewood community, this home is just minutes from schools, shopping, parks, walking trails, and even a golf course—the perfect balance of quiet suburban living and urban convenience. This home is move-in ready and waiting for you! Schedule your private tour today!

Built in 2008

Essential Information

MLS® #	A2191429
Price	\$455,000
Sold Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,359
Acres	0.06

Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	703, 2384 Sagewood Gate Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0K7

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Insulated, Oversized, Driveway, Single Garage Attached

Interior

Interior Features	Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space, Landscaped, Private, See Remarks, Lawn, Low Maintenance Landscape, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2025
Date Sold	March 17th, 2025
Days on Market	21
Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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