

\$495,000 - 503, 2384 Sagewood Gate Sw, Airdrie

MLS® #A2212998

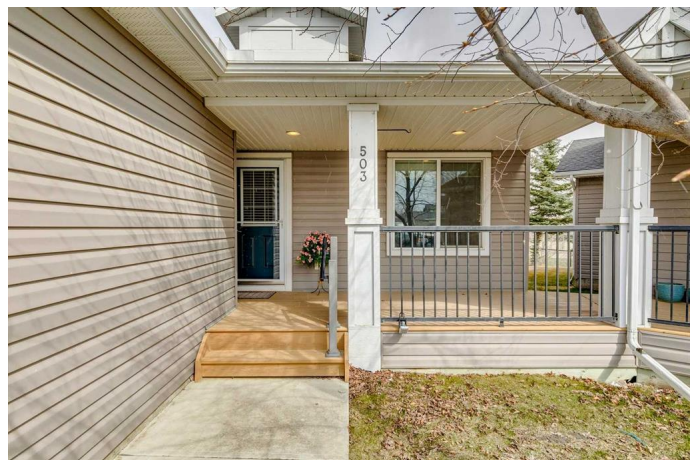
\$495,000

3 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.08 Acres

Sagewood, Airdrie, Alberta

Welcome to this beautifully maintained BUNGALOW-STYLE VILLA in one of the most desirable locations in the complexâ€”perfectly positioned on a SPACIOUS PIE-SHAPED CORNER LOT that backs onto a peaceful walking path. These units donâ€™t come up often, and this one truly stands out. Designed for easy, low-maintenance living, this home is ideal for those looking to downsize without giving up comfort or functionâ€”featuring a DOUBLE ATTACHED GARAGE, plenty of storage, and a lock-and-leave lifestyle with no outdoor maintenance required. The bright and open main floor is bathed in natural light thanks to a wall of windows across the back of the home, offering lovely views of the backyard and walking path beyond. Youâ€™ll love the rich hardwood flooring, the neutral, modern color palette, and the seamless flow throughout the space. At the heart of the home is a warm and inviting family room with a gas fireplace framed by CUSTOM BUILT-IN CABINETRY, creating the perfect spot to unwind. The kitchen includes a charming eating bar, ideal for casual dining, and opens beautifully to the living and dining areas. Double patio doors lead to a deck and lower patioâ€”a wonderful extension of your living space that feels peaceful and private. The primary bedroom features a walk-in closet and private 3-piece ensuite, while a second bedroom and full bath provide added space for guests or a home office. A laundry/mudroom off the garage and a spacious front foyer



round out the main level. The BUILDER-FINISHED BASEMENT adds incredible flexibility and functionality. The generously sized recreation room is large enough to create two distinct zones—one side perfect for a family room or movie night setup, and the other ideal for a home gym, games area, or hobby space. A THIRD BEDROOM and full bathroom complete the lower level, offering great accommodation for overnight guests or extended family. If you're looking for a well-cared-for home with stylish touches, great flow, and DIRECT ACCESS TO THE WALKING PATH, then this one checks all the boxes. Beautiful home and a must to see!

Built in 2007

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2212998 |
| Price | \$495,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,201 |
| Acres | 0.08 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 503, 2384 Sagewood Gate Sw |
| Subdivision | Sagewood |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 0K7 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Visitor Parking |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 4 |
| Zoning | R2-T |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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