



## 2384 Sagewood Gate Airdrie Alberta

\$424,900

A rare opportunity in Sagewood--this spacious end-unit townhouse features four bedrooms and a fully developed basement, offering nearly 1,900 sq ft of comfortable, functional living space. Inside, you're welcomed by a versatile flex room at the front of the home, perfect as a formal dining area, a sunlit home office, or an additional sitting room. The main level continues into a bright, open-concept layout with large windows, a warm and inviting living room, and a thoughtfully designed kitchen complete with a large single bowl farmhouse sink, built-in pantry, and dining space. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a spacious primary suite with a private ensuite. The fully finished basement expands your living space with a fourth bedroom, a cozy recreation or media room, a convenient two-piece bathroom, laundry area, and ample storage. The basement is well suited for guests, teens, or a home gym. Enjoy your morning coffee on the charming front porch or unwind on the private back patio, perfect for grilling or quiet relaxation. Two titled parking stalls located just outside the front door add everyday convenience. Nestled in the family friendly community of Sagewood, this home is close to schools, parks, playgrounds, and scenic walking paths. Meticulously maintained and move-in ready, this townhome offers exceptional value in a highly desirable neighbourhood. Welcome Home! (id:6769)

2pc Bathroom 7.33 Ft x 8.00 Ft

Bedroom 7.75 Ft x 9.92 Ft

Recreational, Games room 10.42 Ft x 13.58 Ft

Furnace 7.75 Ft x 8.67 Ft

2pc Bathroom 4.50 Ft x 6.83 Ft

Dining room 7.58 Ft x 10.25 Ft

Family room 11.17 Ft x 11.75 Ft

Kitchen 14.25 Ft x 10.00 Ft

Living room 11.33 Ft x 14.17 Ft

3pc Bathroom 7.58 Ft x 6.92 Ft

4pc Bathroom 7.67 Ft x 8.25 Ft

Bedroom 9.33 Ft x 14.33 Ft

Bedroom 9.33 Ft x 14.33 Ft

Primary Bedroom 11.00 Ft x 16.17 Ft

Listing Presented By:



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