



## 2384 Sagewood Gate Airdrie Alberta

\$450,000

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 its 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 t...

3pc Bathroom 8.58 Ft x 8.17 Ft  
 Primary Bedroom 12.33 Ft x 12.08 Ft  
 Bedroom 8.92 Ft x 9.75 Ft  
 Bedroom 11.58 Ft x 9.75 Ft  
 3pc Bathroom 7.42 Ft x 6.75 Ft  
 Bedroom 14.42 Ft x 10.50 Ft

2pc Bathroom 4.67 Ft x 4.50 Ft  
 4pc Bathroom 8.25 Ft x 5.00 Ft  
 Den 13.50 Ft x 9.33 Ft  
 Dining room 9.50 Ft x 12.33 Ft  
 Kitchen 9.50 Ft x 8.67 Ft  
 Family room 13.50 Ft x 14.42 Ft

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Listing Presented By:



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Recreational, Games room 19.92 Ft x 14.17 Ft

Laundry room 8.92 Ft x 6.83 Ft