



## 2343 Sagewood Gate Airdrie Alberta

\$580,000

FULLY FINISHED 4 BEDROOM HOME | HUGE CORNER LOT | DOUBLE GARAGE | WALKABLE TO AMENITIES! This spacious 4-bedroom home offers just over 2,200 sqft of space, has a massive 461 sqm corner lot with an oversized yard and an exceptional location within the community. The property sits at the end of a quiet street just a few blocks from 3 community schools and easy walking distance to parks, playgrounds, pathways, shopping and Monklands Regional Park and Community Gardens. This family-friendly community also provides easy access to 24 ST SW making commuting in or out of town a breeze. The main level of the home is bright and inviting, the front entryway has a full closet as well as a coat rack/bench area and faces into the generous living room that offers an abundance of natural light, a built-in media centre and cozy gas fireplace. The dining room provides enough room for a full-size dining set and is adjacent to the large kitchen that has a centre island with seating and storage, loads of counter and cupboard space, full appliance package and a large window that overlooks the back deck and yard. The main level is completed with a convenient half bathroom and very functional rear laundry/mud room. The upper level has a primary 4-piece bathroom with a linen closet that is adjacent to the 2nd and 3rd bedrooms at the back of the home, and the primary bedroom suite is complete with a spacious walk-in closet and lovely 4-piece ensuite bathroom with a large vanity, separate shower stall and a deep soaker tub. The fully finished basement provides sought after additional living and storage space with a huge recreation room that is the ideal setting for a home theatre, games room, kids' playroom or exercise area. This level also has a generous 4th bedroom, another full 4-piece bathroom, den space just off the rec room, under stair storage and the utility/mechanical room. The...

Bedroom 11.58 Ft x 11.08 Ft

Recreational, Games room 16.25 Ft x 12.33 Ft

Den 9.25 Ft x 7.33 Ft

Furnace 11.75 Ft x 7.83 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Living room 16.33 Ft x 13.67 Ft

Laundry room 6.58 Ft x 5.08 Ft

2pc Bathroom 6.58 Ft x 2.67 Ft

Primary Bedroom 13.67 Ft x 11.92 Ft

Other 8.00 Ft x 4.58 Ft

Bedroom 10.25 Ft x 9.92 Ft

Bedroom 10.33 Ft x 8.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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Kitchen 14.00 Ft x 9.33 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Dining room 9.67 Ft x 9.67 Ft

4pc Bathroom 9.25 Ft x 8.50 Ft