



THE
A-TEAM

**RE/MAX
FIRST**

2384 SAGEWOOD Gate #803, Airdrie T4B 0k7

MLS®#: **A2160131**

Area: **Sagewood**

Listing Date: **08/26/24**

List Price: **\$419,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2007**

Lot Information

Lot Sz Ar: **1,318 sqft**
Lot Shape:

Access:
Lot Feat: **Corner Lot**
Park Feat: **Stall**

Finished Floor Area
Abv Sqft: **1,354**
Low Sqft:
Ttl Sqft: **1,354**

DOM

23
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking
Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`0" x 9`0"
Living Room	Main	11`11" x 10`11"
2pc Bathroom	Main	6`8" x 2`7"
Walk-In Closet	Upper	7`0" x 4`0"
Bedroom	Upper	12`2" x 9`6"
4pc Bathroom	Upper	8`3" x 7`7"

Room	Level	Dimensions
Dining Room	Main	9`0" x 7`0"
Family Room	Main	14`0" x 11`3"
Bedroom - Primary	Upper	12`9" x 11`0"
Bedroom	Upper	15`3" x 9`0"
3pc Ensuite bath	Upper	7`8" x 6`10"

Legal/Tax/Financial

Condo Fee:
\$350

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **0715252**

Remarks

Pub Rmks: **In the heart of Sagewood's family-friendly community, this 3-bedroom, 2.5-bathroom townhouse boasts a refreshed interior with new paint and carpet through-out. Larger then most, boasting over 1350 square feet of thoughtfully designed living space. The main floor features a spacious front living room, open-concept layout, a kitchen with a breakfast bar, pantry, ample cabinetry and counter space and a cozy family room. Access the backyard through a set of french doors off of the kitchen. A private patio is sure to please. The upper level comprises the primary bedroom with 3-piece ensuite and large walk-in closet, 2 spacious bedrooms, and an additional 4-piece family bathroom. The unspoiled basement presents storage or development potential. With nearby parks, schools, and shopping, this property is ideal for families, investors, or first-time buyers. Make Sagewood home today!**

Inclusions:
Property Listed By: **window treatments
RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123