



THE
A-TEAM

**RE/MAX
FIRST**

2384 SAGEWOOD Gate #703, Airdrie T4B 0K7

MLS® #: **A2191429**

Area: **Sagewood**

Listing Date: **02/24/25**

List Price: **\$468,800**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,358

Year Built:

2008

Low Sqft:

Lot Information

Ttl Sqft:

1,358

Lot Sz Ar:

2,810 sqft

Lot Shape:

DOM

0

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Backs on to Park/Green Space,Landscaped,Lawn,Low Maintenance Landscape,Private,Rectangular Lot,See Remarks,Treed

Park Feat:

Driveway,Garage Door Opener,Insulated,Oversized,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings

Int Feat:

Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 4`7"	Dining Room	Main	9`5" x 11`9"
Kitchen	Main	12`10" x 9`0"	Laundry	Main	9`0" x 6`6"
Living Room	Main	13`4" x 13`8"	Office	Main	8`2" x 9`5"
3pc Ensuite bath	Second	8`7" x 8`1"	4pc Bathroom	Second	8`1" x 4`10"
Bedroom	Second	11`7" x 9`7"	Bedroom	Second	8`10" x 9`7"

Bedroom - Primary

Second

12` 4" x 11` 11"

Legal/Tax/Financial

Condo Fee:
\$402

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

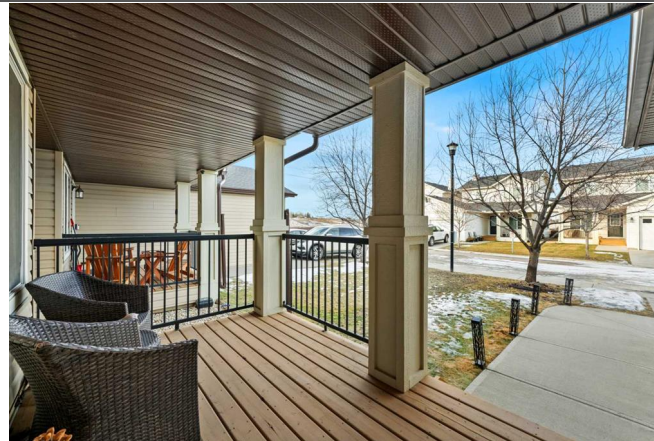
Legal Desc: **0715252**

Remarks

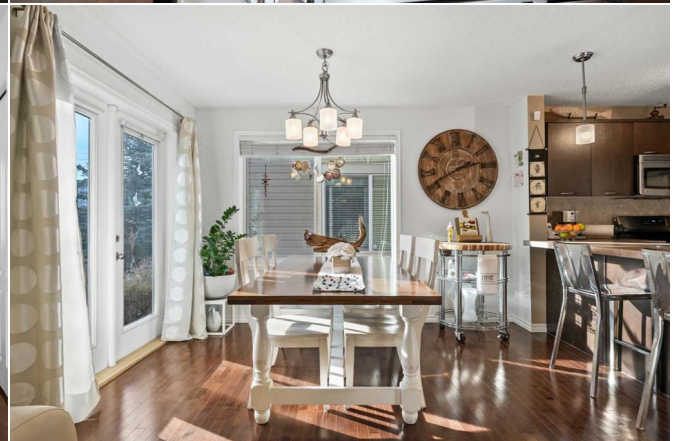
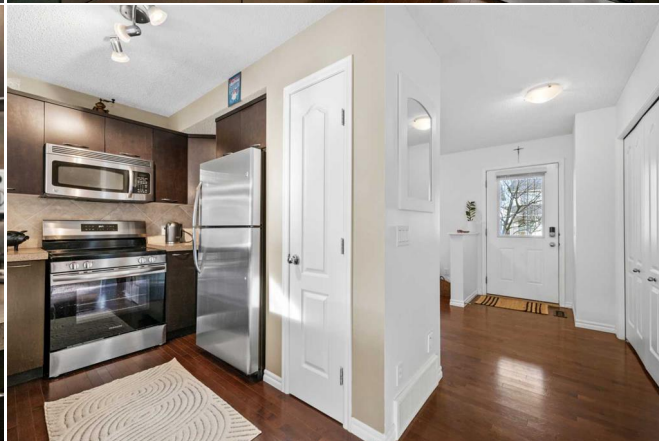
Pub Rmks: **Welcome to this beautifully maintained 3 bedroom, 2.5 bathroom home offering low-maintenance, lock-and-leave living. Whether you're a snowbird looking for a hassle-free home base or a professional who works away and doesn't want to worry about mowing lawns or shovelling snow, this is the perfect turn-key opportunity! From the moment you arrive, you'll be drawn in by the inviting front porch, setting the stage for the warmth you'll feel in this charming semi-detached home, where the ONLY SHARED WALLS IS IN THE GARAGE—giving you the privacy of a single-family residence with the ease of condo-style living. Step inside to an open-concept main floor flooded with NATURAL LIGHT, creating an inviting atmosphere perfect for both relaxation and entertaining. The cozy living room features a GAS FIREPLACE with a stunning custom wood mantle—imagine curling up here on a chilly evening with a good book or sharing laughter with loved ones.. The gourmet U-shaped kitchen boasts stainless steel appliances, premium cabinetry, and a breakfast bar, making it a great space for both casual meals and entertaining. HARDWOOD FLOORS flow throughout, adding elegance, while a spacious dining area invites family gatherings. Need a quiet spot to work? The main-floor flex room is ideal for remote work or personal projects. Upstairs, the primary suite is your personal retreat, complete with a WALK-IN CLOSET and a private three-piece ensuite. Two additional generously sized bedrooms and a full four-piece bathroom make this level perfect for families or hosting guests. The unfinished basement, with a bathroom rough-in, offers endless possibilities—imagine a cozy media room, a home gym, or an additional bedroom suite tailored to your needs. Outside, the beautifully landscaped backyard backs onto GREENSPACE, providing privacy and a peaceful place to unwind on the patio—ideal for summer BBQs or simply soaking in the tranquility. The attached OVERSIZED single GARAGE ensures ample space for parking and storage. Located in the sought-after Sagewood community, this home is just minutes from schools, shopping, parks, walking trails, and even a golf course—the perfect balance of quiet suburban living and urban convenience. This home is move-in ready and waiting for you! Schedule your private tour today!**

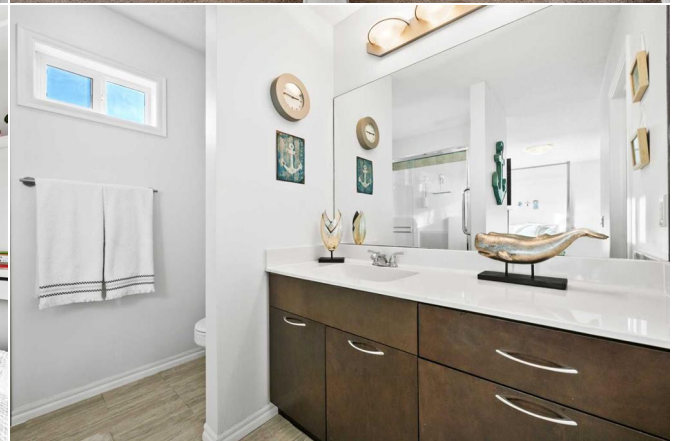
Inclusions:
Property Listed By: **Dishwasher, Garage Control
Real Broker**

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

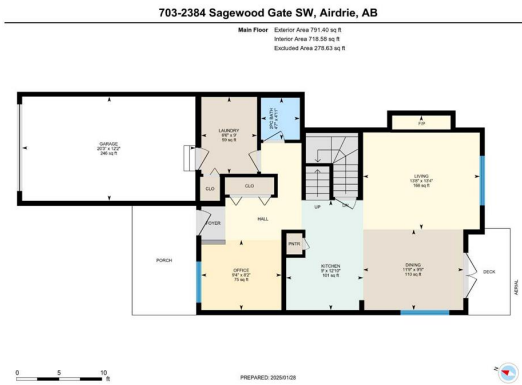
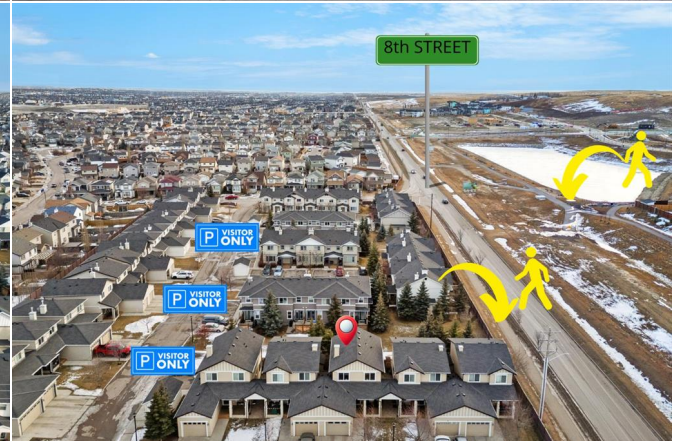
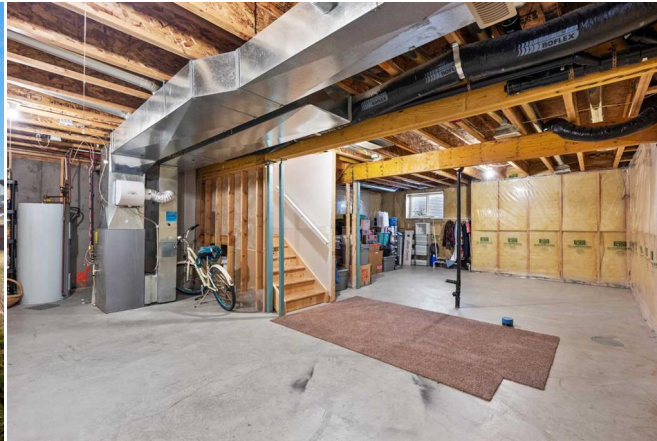




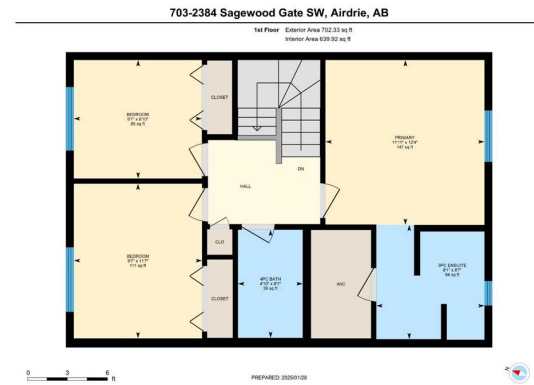








White regions are excluded from total floor area in iGUCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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703-2384 Sagewood Gate SW, Airdrie, AB

Basement (Below Grade) Exterior Area 735.10 sq ft
Interior Area 692.77 sq ft



PREPARED 2025/1/28



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.