

# \$495,000 - 503, 2384 Sagewood Gate Sw, Airdrie

MLS® #A2212998

**\$495,000**

3 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.08 Acres

Sagewood, Airdrie, Alberta

Welcome to this beautifully maintained BUNGALOW-STYLE VILLA in one of the most desirable locations in the complexâ€”perfectly positioned on a SPACIOUS PIE-SHAPED CORNER LOT that backs onto a peaceful walking path. These units donâ€™t come up often, and this one truly stands out. Designed for easy, low-maintenance living, this home is ideal for those looking to downsize without giving up comfort or functionâ€”featuring a DOUBLE ATTACHED GARAGE, plenty of storage, and a lock-and-leave lifestyle with no outdoor maintenance required. The bright and open main floor is bathed in natural light thanks to a wall of windows across the back of the home, offering lovely views of the backyard and walking path beyond. Youâ€™ll love the rich hardwood flooring, the neutral, modern color palette, and the seamless flow throughout the space. At the heart of the home is a warm and inviting family room with a gas fireplace framed by CUSTOM BUILT-IN CABINETRY, creating the perfect spot to unwind. The kitchen includes a charming eating bar, ideal for casual dining, and opens beautifully to the living and dining areas. Double patio doors lead to a deck and lower patioâ€”a wonderful extension of your living space that feels peaceful and private. The primary bedroom features a walk-in closet and private 3-piece ensuite, while a second bedroom and full bath provide added space for guests or a home office. A laundry/mudroom off the garage and a spacious front foyer



round out the main level. The BUILDER-FINISHED BASEMENT adds incredible flexibility and functionality. The generously sized recreation room is large enough to create two distinct zones—one side perfect for a family room or movie night setup, and the other ideal for a home gym, games area, or hobby space. A THIRD BEDROOM and full bathroom complete the lower level, offering great accommodation for overnight guests or extended family. If you're looking for a well-cared-for home with stylish touches, great flow, and DIRECT ACCESS TO THE WALKING PATH, then this one checks all the boxes. Beautiful home and a must to see!

Built in 2007

### Essential Information

MLS® #	A2212998
Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,201
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	503, 2384 Sagewood Gate Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0K7

### Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	11
Zoning	R2-T

### Listing Details

Listing Office	Royal LePage Solutions
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