

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

MLS® #A2212998

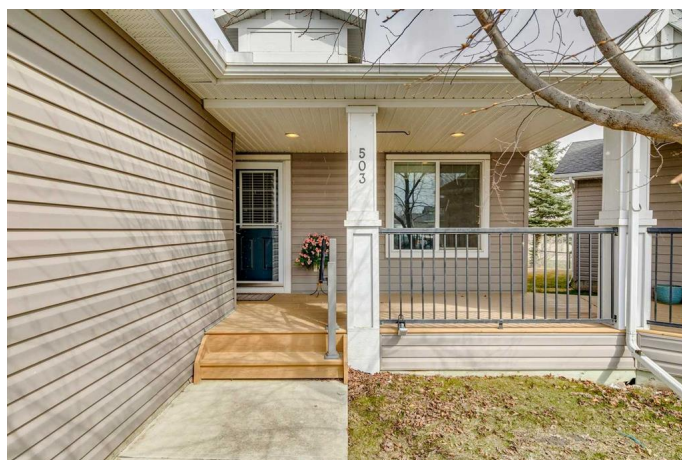
**\$495,000**

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	20
Zoning	R2-T

### Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.