

\$469,900 - 101, 2384 Sagewood Gate Sw, Airdrie

MLS® #A2270441

\$469,900

3 Bedroom, 2.00 Bathroom, 3,186 sqft

Residential on 0.07 Acres

Sagewood, Airdrie, Alberta

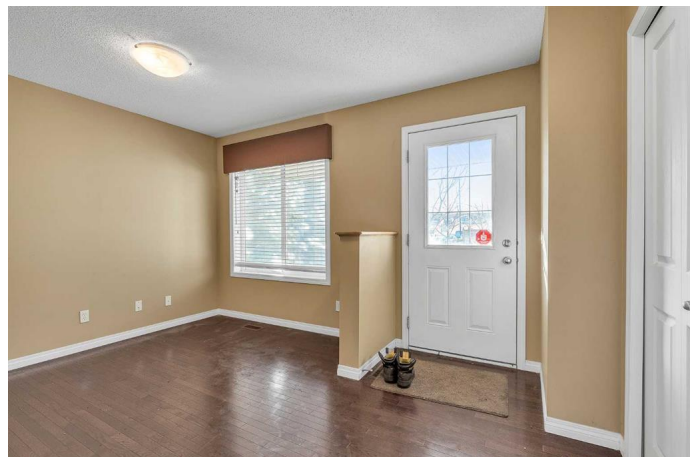
This remarkable former show home truly checks ALL the boxes â€” style, comfort, and value!

As you arrive at this beautifully maintained complex, youâ€™ll immediately notice the pride of ownership throughout. The property management team takes exceptional care of the community â€” from the well-kept roads and lush lawns to the mature trees and pristine building exteriors.

Step inside and youâ€™ll be welcomed by a bright, open-concept floor plan perfect for family living and entertaining. The dining area easily accommodates large gatherings, while the private balcony overlooking a peaceful greenbelt offers the ideal spot for morning coffee or evening relaxation. The living room provides a warm and inviting space for everyone to unwind.

To your right upon entry, youâ€™ll find a versatile office or den, perfect for working from home. A pristine half-bath nearby ensures guests feel right at home.

Upstairs, the primary suite is a true retreat, featuring a walk-in closet and a brilliant ensuite bathroom. Two additional bedrooms and a 4-piece main bath complete the upper level. Enjoy brand-new laminate flooring upstairs, new carpet on the stairway, and all new appliances â€” refrigerator, stove, dishwasher, and washer/dryer â€” throughout the home! The walkout basement offers incredible flexibility, with its own entry leading to a lush green space. Bright and airy, this lower level



can serve as a separate living area, rec room, or guest suite – the possibilities are endless. Step out to the third patio area and relax in your own sun-filled oasis.

An attached garage with a new door opener provides secure parking and additional storage.

Located in the highly sought-after Sagewood community of Airdrie, this home offers the perfect blend of tranquility and convenience.

You™ll love the scenic pathways, reservoirs, creeks, and parks, all just steps away. Plus, enjoy easy access to shopping, schools, golf, and major routes:

• 15 minutes to CrossIron Mills Mall

• Less than 20 minutes to YYC Airport

• 5 minutes to Woodside Golf Course

• A short stroll to C.W. Perry School

Don't miss your chance to own this stunning home – book your private showing today before it's gone!

Built in 2007

Essential Information

MLS® #	A2270441
Price	\$469,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	3,186
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	101, 2384 Sagewood Gate Sw
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Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0K7

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Zoning	R2-T

Listing Details

Listing Office	First Place Realty
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