

**1104, 2384 Sagewood Gate SW**  
**Airdrie, Alberta**

**MLS # A2295179**



**\$349,900**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,397 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 387
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the Patios of Sagewood! This lovely corner unit townhome with front porch charm features 3 spacious bedrooms and 2 titled parking stalls. The main floor is bright and open - being an end unit means extra windows with lots of natural light. The kitchen and dining area are open concept with laminate flooring. The kitchen boasts stainless steel appliances, an island and a pantry for extra storage. French doors in the dining area lead to your private backyard patio. There is even a front porch where you can sit and watch the kids play. The primary bedroom upstairs has a full ensuite and walk-in closet. There are 2 additional bedrooms upstairs and a second full bath. The basement is unfinished and perfect for storage. Call today!