

2383 Sagewood Gate SW
Airdrie, Alberta

MLS # A2305469



\$535,000

Division:	Sagewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,498 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SUNDAY MAY 3RD 12-2PM. Thoughtful updates and consistent care shape a home that balances everyday function with a warm, welcoming feel in Sagewood. An expansive front veranda, painted and stained last summer creates an inviting first impression while setting the stage for peaceful morning coffees and relaxed evenings. Inside, pride of ownership is evident throughout, with improvements that support both style and durability over time. Updated luxury vinyl plank flooring spans the main level, bringing a cohesive look that handles daily wear with ease. Natural light fills the living room through oversized windows, while updated lighting fixtures and fresh paint throughout the main floor add a polished finish. Cooking and gathering feel effortless in the beautifully updated kitchen, where timeless subway tile pairs with a professionally designed large quartz island for prep and casual seating. Added storage within the island, a pantry and a built-in coffee station area with storage to keep everything organized while introducing a touch of personality. Sightlines extend into the dining area, creating a connected space for both everyday meals and hosting. A rear mudroom keeps daily routines tidy, complemented by a chic powder room for added convenience. The updated carpet leads you upstairs to a spacious primary retreat that offers a quiet place to unwind, complete with a walk-in closet and a private ensuite bathroom. Two additional freshly painted bedrooms adapt easily for family, guests or work-from-home needs, while a 4-piece bathroom and upper level laundry streamline day-to-day living. Future development opportunities take shape in the unfinished basement, currently providing excellent storage with room to grow. Outdoor time feels easy on the pergola-covered deck, encouraging barbeques and relaxed evenings, while the

south-facing backyard with recently added trees, raspberry bushes and a freshly painted deck/ railings delivers a sunny, fenced space for kids and pets to play. Secure parking and added storage are handled by the double detached garage. Located on a quiet family-friendly street in Sagewood, this home keeps parks, pathways, schools and everyday amenities within easy reach, supporting a lifestyle where convenience, family and community come together.