

# \$450,000 - 705, 2384 Sagewood Gate Sw, Airdrie

MLS® #A2240289

**\$450,000**

4 Bedroom, 4.00 Bathroom, 1,503 sqft

Residential on 0.06 Acres

Sagewood, Airdrie, Alberta

Welcome to Patios of Sagewood: A Home with Heart and Soul

Step into a home that blends comfort, privacy, and community in one inviting package. This spacious 4-bedroom, 3.5-bath duplex is nestled in the coveted Patios of Sagewood—a collection of homes known for their charm, friendly neighbours, and peaceful setting.

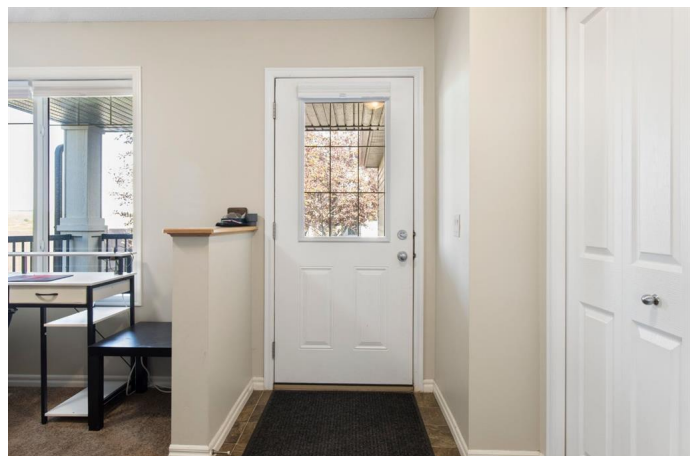
| Indoor-Outdoor Living at Its Best |

From the moment you arrive, you’ll notice the rare double-patio layout: a welcoming front patio perfect for morning coffee, and a beautifully private rear patio overlooking a tranquil green space dotted with mature trees. Imagine unwinding here with family and friends, the dappled shade creating a serene backdrop to every gathering.

| Designed for Connection & Comfort |

Inside, the thoughtful floor plan invites you to relax and entertain with ease. The sunny den is ideal for working from home or curling up with a good book. The kitchen island is the heart of the main level, effortlessly connecting the dining and living areas. Large windows frame leafy views and fill the space with natural light, while a cozy gas fireplace with mantle and tile surround sets the mood for intimate evenings.

| Room for Everyone—And Everything |



Upstairs, the spacious primary suite is your private retreat, complete with a full ensuite and walk-in closet. Two additional bedrooms and a full bath offer flexibility for family, guests, or a home office. The fully finished basement delivers a generous rec room, a fourth bedroom, and yet another full bathroom—perfect for visitors, teens, or play space. Storage is a breeze with a large mechanical room ready for all your extra gear.

| A Community to Call Home |  
Sagewood in Airdrie is a neighbourhood built for connection and active living. Stroll the scenic walking paths that wind through the community, visit nearby parks and playgrounds, and discover why families and professionals alike love calling Sagewood home. With schools, shops, and services just minutes away, everything you need is within easy reach—plus, enjoy quick access to Calgary for work or weekend adventures.

Don’t miss your chance to own this exceptional duplex in one of Airdrie’s most desirable communities. Come experience the Patios of Sagewood for yourself—your new home awaits!

Built in 2008

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2240289  |
| Price          | \$450,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,503     |
| Acres          | 0.06      |
| Year Built     | 2008      |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 705, 2384 Sagewood Gate Sw |
| Subdivision | Sagewood                   |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 0K7                    |

### Amenities

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

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Gas                                                                                       |
| Has Basement      | Yes                                                                                       |
| Basement          | Finished, Full                                                                            |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard                             |
| Lot Description   | Back Yard, Front Yard, Landscaped, Level |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 18              |
| Zoning         | R2-T            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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