



GRASSROOTS
REALTY GROUP

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2367 Sagewood Gate SW
Airdrie, Alberta

MLS # A2319436



\$529,900

Division:	Sagewood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,084 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained bi-level in the heart of Sagewood, offering the perfect blend of comfort, functionality, and pride of ownership in one of Airdrie's most family-friendly communities. This home has been thoughtfully updated over the years and shows exceptionally well inside and out. The bright and inviting main floor features updated flooring, fresh interior paint, and newer wood blinds that add warmth and style throughout the living room and kitchen. Large triple pane windows fill the home with natural light, while the functional layout provides comfortable everyday living for families, first-time buyers, or those looking to downsize without sacrificing space. The fully developed basement adds valuable additional living space perfect for a family room, games area, home office, or guest accommodations. This home has seen numerous important upgrades including upstairs windows, exterior doors, and screen doors replaced in 2024, a newer hot water tank, furnace humidifier, reverse osmosis system, and recent furnace servicing with duct cleaning completed in 2025. The gas fireplace was also professionally cleaned and inspected in 2025 for added peace of mind. Outside, you'll appreciate the extensive exterior improvements including painted house and garage trim, refreshed fencing, updated front post and house numbers, and a rebuilt deck base completed in 2025. The composite back deck, complete with BBQ gas line, creates an ideal outdoor space for relaxing or entertaining, while the insulated and double detached adds year-round convenience. A parking pad adds additional parking/storage space. Located close to parks, pathways, schools, and everyday amenities, this is a move-in ready opportunity in a welcoming community that truly feels like home.

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