



GRASSROOTS
REALTY GROUP

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507, 140 Sagewood Boulevard SW
Airdrie, Alberta

MLS # A2297528



\$335,000

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,093 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 347
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom townhome offering 1,093 sq. ft. of bright, functional living space. Pull right up to your front door and enjoy the convenience of two parking stalls directly outside your home — yes, two! The main floor features a modern open-concept design with light, contemporary finishes that create a warm and inviting atmosphere. The stunning kitchen is the heart of the home, showcasing a large centre island perfect for entertaining, beautiful butcher block countertops, a crisp white tile backsplash, new appliances, and an abundance of cabinetry and drawers to meet all your storage needs. Elegant knockdown ceilings add a refined touch throughout the main level. Upstairs, you'll find three generously sized bedrooms and a full bathroom, while the main floor offers the added convenience of a powder room for guests. The unfinished basement presents endless possibilities for future development, complete with roughed-in plumbing for a bathroom and built-in shelving for exceptional storage. Step outside to enjoy your private patio and adjacent green space—ideal for relaxing, entertaining, or enjoying warm summer evenings. One of the standout features of this home is its exceptional privacy, with no homes directly in front or behind, plus a fantastic park and open green space right next door. Your guests will appreciate the ample visitor parking conveniently located just steps from the unit. Situated only minutes from schools, parks, shopping, restaurants, and everyday amenities, this home offers the perfect combination of comfort, convenience, and room to grow. Move-in ready and beautifully located—this is one you won't want to miss!