



GRASSROOTS
REALTY GROUP

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504, 140 Sagewood Boulevard SW
Airdrie, Alberta

MLS # A2305247



\$319,900

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,068 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Lawn, Level, Low Maintenance Landscape, No Back Lane, No N		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 347
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: TV Wall Mount, Freezer

Discover Townhouse 504; A modern, move in ready home in one of Southwest Airdrie's favourite neighbourhoods. Here are 5 things we LOVE about this home (and we're sure you will too): 1. A FLOOR PLAN MADE FOR REAL LIFE: As homes across the province trend smaller and smaller Townhouse 504 is a breath of fresh air! Offering nearly 1100 SqFt of above grade, refined living space, 3 bedrooms, 1.5 bathrooms this is a full-sized home! The inviting main floor is ideally set up for entertaining with a large, open kitchen and nicely proportioned great room. Upstairs find three good sized bedrooms with a shared 4-piece bathroom. The basement has been nicely developed with a wide open rec-room/flex space currently used as a bedroom but would make an awesome media room, gym or home office with a massive adjacent storage/laundry/utility room. 2. A CONVENIENT SOUTHWEST COMMUNITY: Located in prime Southwest Airdrie, you are within walking distance to three schools: Ralph McCall School (K-4), C.W. Perry School (5-9) and Our Lady Queen of Peace (Catholic 1-9) with easy access to numerous shops, restaurants and professional services along 8th Street SW. 3. THAT MAIN FLOOR: This is the definition of open concept living anchored by a large, functional kitchen featuring a large island with breakfast bar, tons of work/storage space and a large window over the sink. The dining/living area is spacious and offers options for furniture placement depending on your needs and lifestyle while leading outside to your private patio. 4. LOCATION IN THE COMPLEX: Tucked away in the back row with no direct neighbours behind and visitor parking directly across from your home. You also have direct access to Monklands Soccer Park just a few steps from your door (a bonus for dog owners) 5. A WELL MAINTAINED AND MANAGED COMPLEX:

Sage is a well-run townhouse/condo complex completed 2004/2005. Residents enjoy very reasonable condo fees (\$347/month), beautifully maintained grounds and ample visitor parking throughout the complex in a prime Sagewood location.