



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

703, 115 Sagewood Drive SW
Airdrie, Alberta

MLS # A2318318



\$385,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,665 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, On Street, See Remarks, Single G		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	None	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

Built in 2023, this three-level townhouse delivers a smart, modern layout with over 1,400 square feet of living space and a setting that gives the home a more relaxed rhythm than most attached properties. The entry level opens with a tiled foyer and a thoughtfully designed mudroom-style built-in, complete with a bench, coat hooks, upper storage and a dedicated shoe cubby, giving the home a proper landing zone rather than a cramped pass-through. From there, a door opens into a dramatic flex room finished in a rich, moody palette, currently used as a stylish recreation space. It adds a genuine second living area, ideal for movie nights, a home office, a gym, a studio, or a teen retreat, while still offering direct access to the single attached garage. With modifications, the layout may have the potential to restore the original tandem garage configuration. The main floor is bright, clean and comfortably open, with durable vinyl plank flooring running through the kitchen, dining and living areas. White cabinetry, quartz counters, stainless steel appliances, a subway-tile backsplash, and pendant lighting give the kitchen a crisp, modern look without feeling cold. The island creates a natural gathering point, while the adjacent dining and living areas keep the floor plan connected and practical. A two-piece bathroom completes this level. Off the kitchen, the balcony extends the living space outdoors and looks west toward the central green space, offering a quiet view that feels more open than expected in a townhouse setting. Upstairs, the layout is especially well-suited to privacy and flexibility, with two bedrooms, each with its own full ensuite bathroom. The primary bedroom features an impressively large walk-in closet, providing the kind of storage rarely found in this style of home. The second bedroom is equally useful for guests, a roommate, a child's room or a dedicated work-from-home

setup. Upper floor laundry keeps the day-to-day function exactly where it should be. The location within the complex is another quiet advantage, with convenient street parking directly in front of the townhouse, making it easier for guests and everyday living alike. A newer build, a flexible lower level, two ensuite bedrooms, green space views and excellent parking access come together here in a townhouse that feels polished, practical and surprisingly complete.