



GRASSROOTS
REALTY GROUP

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809, 115 Sagewood Drive SW
Airdrie, Alberta

MLS # A2324187



\$399,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,437 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	NA
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This 3-bedroom end-unit townhome is arguably the best location in the complex. Facing south onto the courtyard, it has great views and conveniently sides onto visitor parking. The double tandem garage measures nearly 40 feet long by 14 feet across, making it excellent for both parking and storage. Inside, you’ll appreciate the like-new condition of this home. Meticulously cared for, it is move-in ready. The kitchen features modern cabinets, quality stainless steel appliances and a quartz peninsula for casual meals. A major bonus of this end unit is the additional windows along the side that bring in so much natural light. The large dining and living spaces open onto each other, allowing for versatile furniture placement. The balcony off the living room is a lovely place to enjoy a morning coffee or an evening sunset. Tucked away in a private corner is a cozy office nook with a window. Upstairs, you’ll discover the primary suite with a walk-in closet and a 3-piece ensuite. The two additional bedrooms are amply sized with large closets (including one with a walk-in). A 4-piece bath and laundry complete this level. This is an excellent community, walking distance to CW Perry, Ralph McCall and Our Lady Queen of Peace schools. There are numerous pathways and ponds to explore in this quiet community. This is a pet-friendly complex, with condo fees of \$321/month.