



GRASSROOTS
REALTY GROUP

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411, 140 Sagewood Boulevard SW
Airdrie, Alberta

MLS # A2332409



\$264,900

Division:	Sagewood		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	906 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 311
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Whether you're a first-time home buyer, downsizing, or searching for a smart investment opportunity, this charming townhouse is sure to impress! Welcome to Sage in the sought-after community of Sagewood, where comfort, convenience, and affordability come together. Ideally located close to schools, shopping, restaurants, recreation, and the extensive network of scenic walking and biking paths, this home offers an exceptional lifestyle. Step inside to discover a bright and inviting open-concept layout designed for easy everyday living. The spacious living room seamlessly flows into the well-appointed kitchen, complete with an abundance of warm maple cabinetry, black appliances, generous counter space, and a large island that's perfect for meal preparation, casual dining, or entertaining. Thoughtfully positioned away from the main living area, the two generous bedrooms provide added privacy. The primary bedroom offers direct access to the private deck—an ideal spot to enjoy your morning coffee or unwind at the end of the day. The second bedroom is incredibly versatile and can easily serve as a home office, fitness room, media space, guest room. A convenient in-suite laundry with stackable washer and dryer, a linen closet for additional storage, low monthly condo fees, and an assigned parking stall located just steps from your front door complete this fantastic package. Affordable, functional, and perfectly located—this is an excellent opportunity to own in one of Airdrie's most desirable communities!