



GRASSROOTS
REALTY GROUP

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802, 140 Sagewood Boulevard SW
Airdrie, Alberta

MLS # A2335244



\$319,900

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,089 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Carpet
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home

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

Inclusions: None

Welcome to this inviting fully developed 3-bedroom, 3-bathroom townhome offering the perfect blend of comfort, convenience, and value. Designed with everyday living in mind, the bright open-concept main floor creates a warm and welcoming atmosphere that's ideal for both relaxing and entertaining. The kitchen, dining, and living areas flow seamlessly together, providing a spacious and functional layout. Upstairs, you'll find three generously sized bedrooms and a full bathroom, offering plenty of room for your family. The fully developed basement adds valuable living space with a comfortable family room, a convenient 2-piece bathroom, and abundant storage. Step outside to enjoy a fantastic location backing onto a shared green space, providing extra room to relax, play, or simply enjoy the outdoors. Additional highlights include two dedicated parking stalls conveniently located right outside your front door. Situated close to schools, parks, shopping, and everyday amenities, this home offers an exceptional combination of lifestyle and location. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this charming townhome is ready to welcome you home.