



**GRASSROOTS**  
REALTY GROUP

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205, 140 Sagewood Boulevard  
Airdrie, Alberta

MLS # A2221840



**\$368,800**

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,082 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Storage		

Inclusions: N/A

One of the Best Units in the complex. This 2 plus 1 bedroom unit with 1 full and 2 half baths also has a developed basement. The main floor has a great open concept from the kitchen, dining room and living room. Other features include a large primary bedroom with a den. The primary bedroom could be converted back to a third bedroom should the buyer desire. No imagination required for the developed basement. The unit has 2 assigned parking stalls right in front of the unit.