



GRASSROOTS
REALTY GROUP

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1705, 140 Sagewood Boulevard SW
Airdrie, Alberta

MLS # A2226619



\$355,000

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,079 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landsc		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

What an opportunity! Are you a first time home buyer? Or looking for an investment property? This one is for you. Ideally located in the popular family oriented community of Sagewood, this 2-Storey townhome has so much to offer. The main floor is filled with natural light and features an open concept floorplan that effortlessly flows from the kitchen to the dining area and on to the living room….perfect for entertaining. The spacious kitchen has no shortage of storage with plenty of natural maple shaker style cabinetry, sleek black appliances and large central island with breakfast bar. Not to be missed is the ½ bath conveniently tucked away near the front entrance. Head upstairs to the large primary bedroom with dual closets, a full bath and 2 additional bedrooms. Downstairs has been fully finished with a large rec room, modern laminate flooring, a ½ bath, laundry room and plenty of storage. This unit has 2 parking stalls located directly in front of the unit (as well as ample visitor parking) and has a great backyard with a large patio area that overlooks the C.W. Perry School playground and field…..great for the kids. This home is conveniently located close to schools, parks, pathways, transportation, shopping, restaurants and so much more. Opportunities like this don’t come along everyday, so don’t miss it!