



**GRASSROOTS**  
REALTY GROUP

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205, 140 Sagewood Boulevard  
Airdrie, Alberta

MLS # A2236034



**\$339,900**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Additional Parking, Assigned, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Rectangular Lot		

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

**Inclusions:** None

One of the Best Units in the Complex! This spacious and well-maintained 3+1 bedroom townhouse features 1 full bath and 2 half baths, along with a fully developed basement &mdash; perfect for extra living space, a home office, or guest room. The main floor boasts an open-concept layout, seamlessly connecting the kitchen, dining, and living areas, making it ideal for entertaining or family living. No work needed downstairs &mdash; the basement is already finished and ready to enjoy. Added convenience with two assigned parking stalls right outside the front door. Quick possession available. Don&rsquo;t miss out on this fantastic opportunity.