



GRASSROOTS
REALTY GROUP

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504, 140 Sagewood Boulevard SW
Airdrie, Alberta

MLS # A2239387



\$380,000

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,087 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: N/A

Welcome to this charming and well maintained 3 bedroom townhouse located in the heart of Sagewood, Airdrie, a community known for its family friendly vibe, green spaces, and unbeatable convenience. This home is perfectly situated with both an elementary and middle school right out back, along with massive soccer fields just steps away. Plus, you're within walking distance to multiple shopping centres, making daily errands a breeze! As you step inside, you're welcomed by a bright open concept main floor. The updated kitchen features a large central island, perfect for meal prep and casual gatherings, and flows effortlessly into the dining area and spacious living room. A large front window fills the space with natural light, creating a warm and inviting atmosphere throughout the main level. Upstairs, you'll find a generous primary bedroom with two large closets and a big window that lets in plenty of sunlight. Across the hall are two additional well sized bedrooms, ideal for kids, guests, or a home office. The basement is partially developed, offering a great start and plenty of potential for buyers to customize the space to fit their needs, whether it's a rec room, gym, or extra storage, so many opportunities. This Sagewood gem is the perfect combination of comfort, location, and opportunity. Whether you're a first time buyer, investor, or growing family, this home checks all the boxes!