



GRASSROOTS
REALTY GROUP

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705, 140 Sagewood Boulevard SW
Airdrie, Alberta

MLS # A2242824

\$315,000



Division:	Sagewood		
Type:	Residential/Other		
Style:	Bungalow		
Size:	833 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry		

Inclusions: dining room mirror, 2 bar stools

BUNGALOW-STYLE CONDO | SINGLE-LEVEL LIVING + BASEMENT | PET FRIENDLY | LOW CONDO FEES | 2 BEDROOMS Looking for the ease of bungalow living—without giving up basement space or outdoor access? This bright and functional 2-bedroom home checks all the boxes. With 833 sq ft on the main level, everything you need is within reach: a spacious living area, open-concept kitchen with island and pantry, and two generously sized bedrooms—including a primary with direct access to a patio and a lush green space perfect for kids or pets. Need more room? The full basement (with rough-in plumbing and great ceiling height) is ready for storage, a future gym, media room, or whatever else you imagine. Located in the quiet and well-kept Sagewood Villas, you'll enjoy low condo fees, your own parking stall out front, and visitor spots nearby. This pet-friendly community (2 cats or 2 dogs under 10kg allowed) is close to schools, parks, and pathways, with all of Airdrie's amenities just minutes away. You may see a virtual tour of this home by clicking the 3D tour icon.