



GRASSROOTS
REALTY GROUP

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1108, 140 sagewood Boulevard SW
Airdrie, Alberta

MLS # A2245521



\$368,000

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	987 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Assigned, Guest, Parking Pad, Paved, Side By Side, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 360
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	(R3) Low Density Resident
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Deep Freezer Negotiable

Beautifully Maintained End Unit & Move-In Ready! Step into this bright and inviting end unit townhome, offering comfort, convenience, and thoughtful design throughout. Boasting two assigned parking stalls and a visitor space right out front, this home combines functionality with curb appeal. The open-concept main floor is bathed in natural light, featuring a well-appointed kitchen with a central island—perfect for cooking and entertaining. The kitchen flows seamlessly into the dining area and spacious family room, which opens to a private patio backing onto serene community green space. A convenient 2-piece powder room completes the main level. Downstairs, the professionally finished basement offers a versatile space ideal for a second family room, home office, or guest retreat, complete with a 4-piece bathroom. You’ll also appreciate the new washer and dryer (2024)—modern upgrades already in place. Upstairs, you'll find a generously sized primary bedroom with plenty of room for a king-sized bed. Two additional spacious bedrooms and a large 4-piece family bathroom provide ample space for family, guests, or a home office. This home is the perfect blend of space, comfort, and location—ready for you to move in and enjoy!