



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1402, 140 Sagewood Boulevard SW
Airdrie, Alberta**

MLS # A2273022



\$329,900

Division:	Sagewood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,087 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Side By Side, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Interior Lot, Landscaped, Lawn, Level		

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

Inclusions: none

Welcome to this inviting 3-bedroom, 1.5-bath townhome that blends comfort, convenience, and great value. Featuring an open floor plan that's perfect for everyday living and entertaining, this home offers a warm and functional layout from the moment you step inside. Enjoy fresh new carpet in select areas, adding a clean and updated touch throughout. The kitchen, dining, and living spaces flow seamlessly together, creating an easy, spacious feel. Upstairs, you'll find three well-sized bedrooms and a full bathroom, providing plenty of space for family, guests, or a home office. Additional perks include two dedicated parking stalls right at your doorstep, making daily life even more convenient. Located close to schools, parks, and shopping, this home offers everything you need within minutes. Whether you're a first-time buyer, downsizing, or looking for an excellent investment, this townhome checks all the boxes. Don't miss your chance to make it yours!