



1806, 140 Sagewood Boulevard SW
Airdrie, Alberta

MLS # A2289533



\$289,999

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	995 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Closet Organizer in Primary Bedroom & Second Bedroom, Shelving Storage Units in Pantry, Laundry Storage Shelf

Welcome to #1806 - 140 Sagewood BV! This immaculate, bright 2-bedroom top-floor townhouse, has a south exposure backing onto green space with no rear neighbours and has been upgraded throughout! Recent upgrades include luxury vinyl plank flooring, stainless steel appliances, a full-size washer and dryer, all light fixtures, paint, closet organizers, baseboards, door trim, as well as all electrical outlets and switches! This open-concept floor plan is complete with a spacious kitchen with ample cabinetry that includes a center island and pantry with custom storage. The bright living and dining areas flow seamlessly together with large windows providing an abundance of natural light. The large primary bedroom features closet organizers, and a private south-facing balcony that overlooks the lush green space, perfect for enjoying your morning coffee or to unwind in the evening. The good-sized second bedroom provides plenty of space for guests, family, or a home office. Completing this home is a full 4-piece bathroom. Parking is convenient with your own stall and a visitor stall for guests right outside your door. This clean, very well-kept home with low condo fees is perfect for first-time home buyers, downsizers, or investors. Located in the desirable community of Sagewood, close to schools, parks, transit, and shopping! Book your private viewing today before this gorgeous townhouse is gone!