



**507, 140 Sagewood Boulevard SW
Airdrie, Alberta**

MLS # A2297528



\$358,900

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,093 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage		

Inclusions: N/A

Welcome to this beautifully designed 3-bedroom townhome, pull right up to your home with two stalls right outside your door(YES TWO STALLS) This townhouse is offering 1,093 sq ft of bright, functional living space! The main floor features a modern open-concept layout with light finishes that create a warm and inviting atmosphere. The kitchen is a standout, complete with a long centre island—perfect for entertaining—stunning butcher block countertops, a crisp white tile backsplash, and plenty of extra cupboards and drawers for all your storage needs. Upstairs, you’ll find three well-sized bedrooms and a full bath, while the main floor includes a convenient half bath. The unfinished basement offers excellent potential and with roughed in plumbing for a bathroom and includes built-in shelving for all your storage needs. Step out the back door to enjoy the patio & green space—ideal for relaxing or hosting on warm days. This home combines style, functionality, and room to grow, all in a bright and welcoming setting! This unit is so private no homes in front or behind, fantastic open space/park right beside. Ample of visitor parking right outside the unit perfect for your guests. Only Minutes from schools, restaurants, shops & parks; this home has a prime location and is ready for you!