



**2201, 140 Sagewood Boulevard SW
Airdrie, Alberta**

MLS # A2298558



\$284,700

Division:	Sagewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	882 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Stall, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Open Floorplan, Walk-In Closet(s)		

Inclusions: n

Welcome to The Sage in Sagewood. This inviting and well kept 2 bedroom, 2 bathroom apartment offers a layout that simply works, complete with two parking stalls, one underground parkade stall with storage and one surface stall. Set in a quiet, well managed building, this home is ideally located within walking distance to the golf course, Sobeys, restaurants, parks, and pathways. Inside, the open concept design creates a comfortable flow between the kitchen, dining, and living areas, with large windows bringing in natural light and giving the space a warm, easy feel. The kitchen offers ample cabinet and counter space, making it practical for everyday living and easy for entertaining. The bedrooms are thoughtfully positioned on opposite sides of the unit, providing privacy for guests, roommates, or a home office. The primary suite includes a walk through closet and full ensuite, while the second bedroom is well sized and located next to another full bathroom. Both bathrooms feature tile flooring, and the bedrooms are finished with newer carpet, adding to the clean, move in ready feel. Step outside to your large, partially covered balcony, a great space to relax at the end of the day. The outdoor parking stall is conveniently located near the north entrance that leads directly to the elevator and a few steps to the side entrance. The underground parkade stall includes a secure storage locker positioned right at the end of the stall. With in suite laundry, excellent parking, and a location that connects you to golf, shopping, and everyday amenities, this is a home that delivers comfort, convenience, and value.