



**1807, 140 Sagewood Boulevard SW
Airdrie, Alberta**

MLS # A2152914



\$289,900

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	917 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Strolling up to the charming & inviting front entrance, shaded by BEAUTIFUL MATURE TREES, you are welcomed into this lovely abode!! Stepping inside, you are greeted with upgraded vinyl flooring throughout. Arriving upstairs you take in the welcoming BRIGHT & OPEN living room and eating nook with ample NATURAL LIGHT! The kitchen boasts an island with breakfast bar seating, ceiling height cabinetry and a generous pantry. Around the corner you are met with the LARGE & COMFORTABLE bath with in-suite laundry, as well as two GENEROUS sized bedrooms! The primary bedroom provides access to the SPACIOUS oversized balcony that backs onto a school and green space. Imagine enjoying your morning coffee in this peaceful environment! Additional features include an assigned parking stall out front of the unit. This is one of Airdrie's most sought out locations close to shopping, grocery stores, bars, restaurants and walking/bike paths and a total of 3 schools surrounding the property. This complex is well managed with pride of ownership apparent throughout. This is your opportunity to find your new home in the evolving and charming community of Sagewood!