

# **\$375,000 - 608, 140 Sagewood Boulevard Sw, Airdrie**

MLS® #A2223081

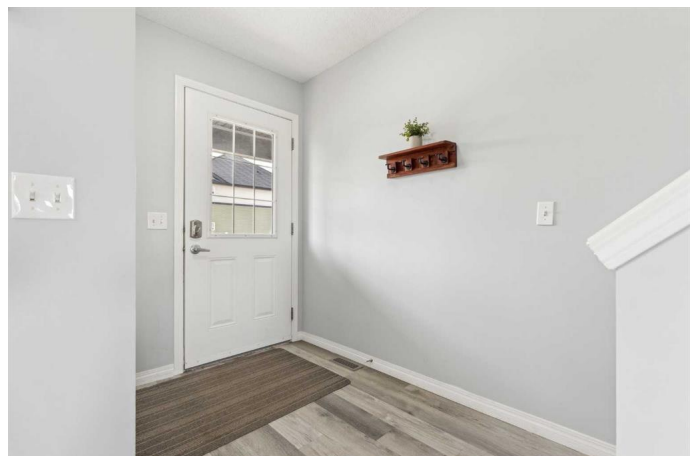
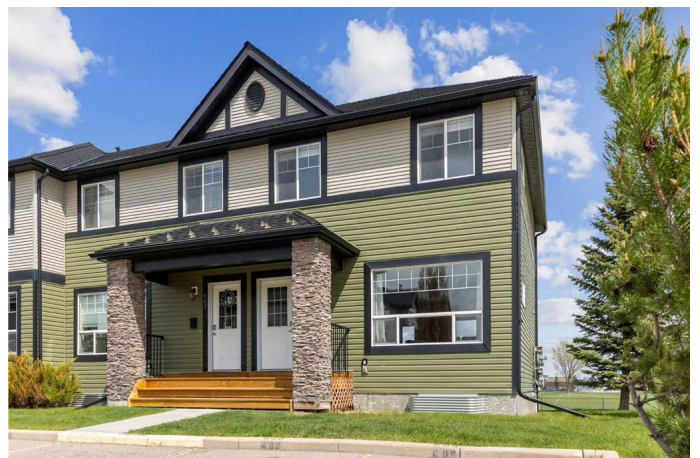
## **\$375,000**

3 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 0.05 Acres

Sagewood, Airdrie, Alberta

Incredible opportunity to own this gorgeous 2-storey townhome with 3 bedrooms and 3 bathrooms! This END UNIT home is in the most sought after location in the complex and is the largest plan available. Backing onto a huge soccer field, this is a great option for children, as they can play to their hearts content and also simply walk through the gate in the backyard to go to school. Inside, you'll love the updated VINYL PLANK floors and the open concept design. The kitchen and living room both have massive picture windows, so you can keep an eye on the kids while they play and also enjoy the east and west exposures. There is also a 2 piece bath on this level and a spacious pantry. Out the back door is a small deck that leads to a larger private patio for summer evenings & BBQ's. Upstairs, the primary suite is generously sized with a rare 3 piece ENSUITE and a walk-in closet. Two additional bedrooms with great views and a 4 piece bathroom round out this level. The undeveloped basement is great for storage and laundry. There is a bathroom rough-in already in place for future development. This is a very well managed complex in an extremely quiet part of Airdrie. Backing Ralph McCall Elementary, across the road from Our Lady Queen of Peace Elementary and a short walk to CW Perry Middle School, you cannot ask for more kid-friendly convenience. Additional perks include two assigned parking stalls, plenty of visitor parking and a thriving community garden. This is a pet-friendly



complex, with 2 cats or dogs allowed up to 10 kg each

Built in 2005

### Essential Information

MLS® #	A2223081
Price	\$375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,272
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	608, 140 Sagewood Boulevard Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H5

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	13
Zoning	R3

## Listing Details

Listing Office	CIR Realty
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