

\$379,000 - 608, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2212818

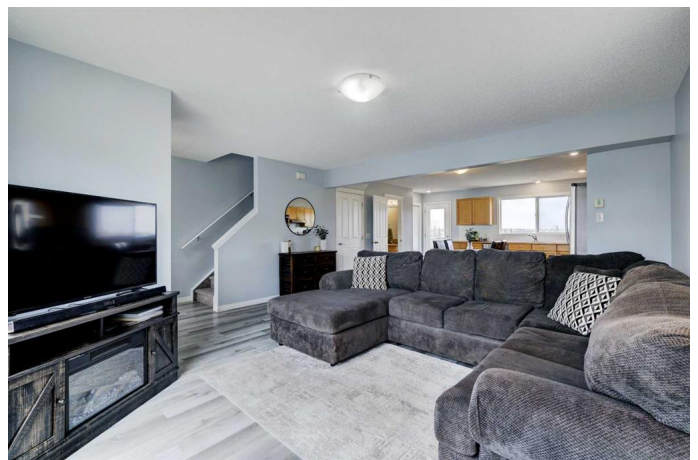
\$379,000

3 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.05 Acres

Sagewood, Airdrie, Alberta

ENJOY THE PRIVACY ~ In one of the largest 3 bedroom/2.5 bathroom END UNITS in the Complex with no neighbours on one side or behind, and 2 assigned PARKING STALLS RIGHT OUT FRONT for ultimate convenience! This BRIGHT & OPEN Townhouse backs greenspace, nestled within the beautiful family-friendly community of Sagewood. Step inside to a welcoming main floor featuring MODERN LAMINATE flooring, a spacious Living Room w/ a big window, and a sunlit Eat-In Kitchen. The Kitchen boasts endless cabinetry and counterspace, a tiled backsplash for easier clean-up, STAINLESS appliances, and a window over the sink—perfect for enjoying the backyard views. There's ample space for a large dining table, an adjacent 2-pc Powder Room with vanity storage, an organized closet, and a back door leading into the lower Patio and Backyard. Upstairs, you'll find the Primary Bedroom, complete with a WALK-IN CLOSET and a 3-pc tiled Ensuite with large shower. Two additional bright bedrooms both have organized closets, and share a 4-pc Bathroom with a soaker tub/shower combo and generous vanity storage. Completing the upper-level is a Linen Closet for even more storage and organization. The Basement is drywalled, with a window and roughed-in plumbing already half way and awaiting your final touches! Located in Sagewood, a community known for its scenic walking paths, beautiful parks, and easy access to local amenities like schools



and shopping, this home is perfect for if you're seeking both comfort and convenience. AND your guests will love you - the Visitor Parking is right next to yours! Don't miss out on this incredible opportunity!

Built in 2005

Essential Information

MLS® #	A2212818
Price	\$379,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,274
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	Visitor Parking
Parking Spaces	2
Parking	Assigned, Off Street, Stall

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Open Floorplan, Recessed
-------------------	--

	Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2025
Days on Market	9
Zoning	R3

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.