

# \$399,000 - 608, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2212818

**\$399,000**

3 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.05 Acres

Sagewood, Airdrie, Alberta

OPEN HOUSE \* Saturday April 26th from 3-5pm \* ENJOY THE PRIVACY ~ In one of the largest END UNITS in the Complex with no neighbours behind, and 2 assigned PARKING STALLS RIGHT OUT FRONT for ultimate convenience! This BRIGHT & OPEN 3-Bedroom/2.5 Bathroom 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 youâ€™re seeking both comfort and convenience. AND your guests will love you - the Visitor Parking is right next to yours! Donâ€™t miss out on this incredible opportunity!

Built in 2005

**Essential Information**

MLS® #	A2212818
Price	\$399,000
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	5
Zoning	R3

## Listing Details

Listing Office	RE/MAX First
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