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GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

601, 115 Sagewood Drive SW
Airdrie, Alberta

MLS # A2222431

$438,000

Division:	Sagewood		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,379 sq.ft.	**Age:**	2023 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 308
Basement:	None	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions:	n/a

Discover this beautifully maintained end unit townhouse in the heart of Sagewood, Airdrie. With over 1,378 sq ft of living space, this home is perfect for first-time buyers or those looking to downsize. The open-concept second floor seamlessly connects the living, dining and kitchen areas, creating an inviting space for everyday living and entertaining. The kitchen features stainless steel appliances, quartz countertops, a classic backsplash and a peninsula island with a breakfast bar. Large patio doors flood the area with natural light and lead to a sunny south facing balcony ideal for summer BBQs and relaxation. It offers three spacious bedrooms, including a primary suite complete with a generous walk-in closet and a private ensuite bathroom. A second full common bathroom, 2 secondary bedrooms and a conveniently located laundry area add to the home’s functionality. The property also boasts a large tandem garage—the biggest in its class, offering secure parking and additional space for storage or a workshop. Situated close to schools, parks and all the amenities Airdrie has to offer, this stylish and practical townhome presents a fantastic opportunity to own in a vibrant community. Book your showing today!