

**205, 140 Sagewood Boulevard  
 Airdrie, Alberta**

**MLS # A2236034**



**\$339,900**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Additional Parking, Assigned, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks, Storage, Vinyl Windows		

**Inclusions:** None

One of the Best Units in the Complex! This spacious and well-maintained 3+1 bedroom townhouse features 1 full bath and 2 half baths, along with a fully developed basement — perfect for extra living space, a home office, or guest room. The main floor boasts an open-concept layout, seamlessly connecting the kitchen, dining, and living areas, making it ideal for entertaining or family living. No work needed downstairs — the basement is already finished and ready to enjoy. Added convenience with two assigned parking stalls right outside the front door. Quick possession available. Don't miss out on this fantastic opportunity.