

**1402, 140 Sagewood Boulevard SW**  
**Airdrie, Alberta**

**MLS # A2273022**



**\$349,500**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Side By Side, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Interior Lot, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

<b>Inclusions:</b>	none
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Welcome to this inviting 3-bedroom, 1.5-bath townhome that blends comfort, convenience, and great value. Featuring an open floor plan that's perfect for everyday living and entertaining, this home offers a warm and functional layout from the moment you step inside. Enjoy fresh new carpet in select areas, adding a clean and updated touch throughout. The kitchen, dining, and living spaces flow seamlessly together, creating an easy, spacious feel. Upstairs, you'll find three well-sized bedrooms and a full bathroom, providing plenty of space for family, guests, or a home office. Additional perks include two dedicated parking stalls right at your doorstep, making daily life even more convenient. Located close to schools, parks, and shopping, this home offers everything you need within minutes. Whether you're a first-time buyer, downsizing, or looking for an excellent investment, this townhome checks all the boxes. Don't miss your chance to make it yours!