

**504, 140 Sagewood Boulevard SW**  
**Airdrie, Alberta**

**MLS # A2277706**



**\$370,000**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, 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, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this bright and well kept townhouse in the heart of Sagewood Airdrie. A smart layout with 3 bedrooms a full bathroom and a convenient half bath makes everyday living easy and comfortable. The main floor offers a clean modern feel with great natural light and a cozy living space that actually feels livable. Upstairs you will find three good sized bedrooms perfect for families guests or a work from home setup. The full unfinished basement is a blank canvas ready for your future plans - gym media room storage or all three. Located steps from schools parks playgrounds and walking paths with quick access to shopping restaurants transit and major routes. This is one of those homes that just makes sense. Book your showing before someone else does.