

**703, 115 Sagewood Drive SW
 Airdrie, Alberta**
MLS # A2281530

\$409,900

Division:	Canals	
Type:	Residential/Five Plus	
Style:	2 Storey	
Size:	1,425 sq.ft.	Age: 2023 (3 yrs old)
Beds:	2	Baths: 2 full / 1 half
Garage:	Double Garage Attached, Tandem	
Lot Size:	0.04 Acre	
Lot Feat:	Interior Lot, Landscaped	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	None	LLD:	-
Exterior:	Silent Floor Joists, Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	none
--------------------	------

Welcome to this beautifully upgraded 1,425 sq. ft. two-storey townhome that perfectly blends style, comfort, and convenience. Offering 2 spacious bedrooms and 2.5 bathrooms, this home features an open-concept floor plan designed for modern living and effortless entertaining. The kitchen shines with stainless steel appliances, elegant stone countertops, and upgraded finishes that flow seamlessly into the bright living and dining areas. Upstairs, retreat to a generous primary suite complete with a spa-inspired ensuite boasting double vanities and contemporary fixtures. A second well-appointed bedroom and bathroom provide flexibility for guests, family, or a home office. Enjoy the added bonus of a private balcony overlooking the park, perfect for morning coffee or evening unwinding. The double tandem attached garage offers ample space for vehicles and storage, while abundant street parking and direct street-level access to your front door add rare convenience. Additional upgrades include enhanced flooring throughout and thoughtful design touches that elevate the home's overall feel. Ideally located with park views and easy access, this townhome delivers low-maintenance living without compromising on style or functionality—a true must-see.