

**502, 140 Sagewood Boulevard SW**  
**Airdrie, Alberta**

**MLS # A2287816**



**\$324,900**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Soaking Tub, Storage		

**Inclusions:** None

Set within the welcoming community of Sagewood, this 3 bedroom townhome offers a functional layout and room to grow in a family-oriented complex. An open floor plan creates easy flow on the main level, where wide plank durable flooring adds both style and practicality for busy households. Oversized rear windows draw in natural light while direct access to the patio encourages seamless indoor and outdoor living. Centrally positioned, the dining area connects the living space and kitchen for effortless conversation and everyday convenience. Well laid out for efficiency, the kitchen features a centre island with breakfast bar seating that naturally becomes the gathering place for casual meals, homework time or visiting with friends. A tucked away powder room completes the main level for added comfort and privacy. Upstairs, the primary bedroom includes dual closets to simplify daily routines, while 2 additional bedrooms provide flexibility for children, guests or a dedicated home office. A 4-piece bathroom serves the upper level with clean, practical design. The unfinished basement space awaits your creativity, offering the opportunity to expand living space as needs evolve. Outside, a rear patio creates an inviting setting for summer barbecues and evenings spent unwinding, while the shared green space provides grassy space for kids to play and enjoy the outdoors. Assigned parking is conveniently located out front and visitor parking throughout the complex makes hosting simple. Parks, everyday shopping and amenities are all within easy reach, while walking distance to Ralph McCall Elementary Grades K-5 & CW Perry Grades 5-8 adds exceptional convenience for families. Thoughtful design, future potential and a connected setting come together to create a home that adapts easily as life evolves!