

**2308, 140 Sagewood Boulevard SW**  
**Airdrie, Alberta**

**MLS # A2301897**



**\$309,000**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 638
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Smoking Home, Open Floorplan		

**Inclusions:** curtains, curtain rods, tv and tv mount

Welcome to Sage in NW Airdrie! This cozy top floor, South-facing unit has been thoughtfully updated and renovated and is move-in ready. Enter the open concept living/dining/kitchen and the first thing you notice is the huge windows overlooking the deck. Updated flooring and fresh paint add to the cozy feel. The updated kitchen includes lots of cabinet space, newer countertops, and updated appliances. The living/dining space easily fits a full-sized table and sectional without feeling crowded. A door off the living room leads to the over-sized deck with plenty of space for a patio set and barbeque. The primary bedroom is bright and sunny and large enough for a king-sized bed! A walkthrough closet leads to the 4-piece ensuite. Across the apartment, a second bedroom is currently being used as an office, with a large closet and easy access to the second 4-piece bathroom. The oversized laundry room off the main living space provides a stacked washer/dryer plus plenty of space for additional storage. Located in a quiet building in Sagewood and easy walking distance to parks, shopping, schools, and walking paths; this is the perfect home for someone looking to get in the market or downsize comfortably. Pets allowed with board approval and some restrictions.