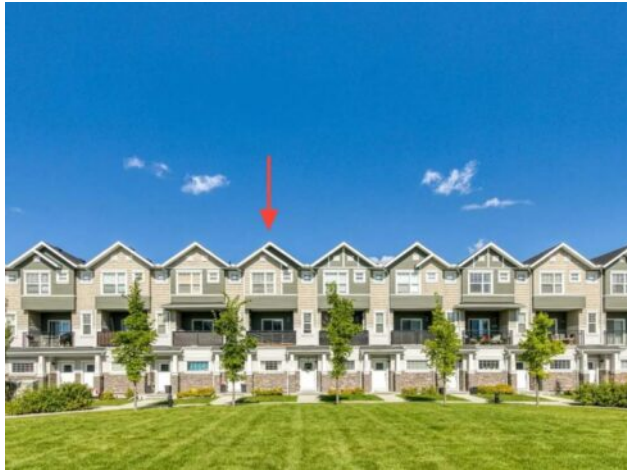


804, 115 Sagewood Drive SW
Airdrie, Alberta

MLS # A2344639



\$365,000

Division:	Canals		
Type:	Residential/Other		
Style:	2 and Half Storey		
Size:	1,579 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Tv brackets x3 (bedroom 1 and 2 and flex room), all blinds

Welcome to this stylish and thoughtfully designed townhome in The Canals of Airdrie, ideally located close to schools (K-5 and 6-9), restaurants, shopping and the extensive pathway system that winds throughout this popular community. With three finished levels, an attached garage and a lovely courtyard setting, this home offers a smart layout with plenty of flexibility. Step inside to a bright entry level where you'll find a versatile flex room that can easily adapt to your lifestyle—create a comfortable family room, home office, fitness space or hobby area. A convenient mudroom provides direct access to the attached garage. Upstairs, the main living level is bright, open and inviting. The modern kitchen features quartz countertops, stainless steel appliances, plenty of cabinetry and a large peninsula with seating for four. It flows seamlessly into the living and dining areas, creating an easy space for both everyday living and entertaining. There's even a cozy little reading corner tucked alongside the living space. Patio doors off the dining area lead to your covered balcony overlooking the beautifully maintained courtyard—a peaceful spot for morning coffee or relaxing at the end of the day. A convenient 2-piece bathroom completes this level. The upper floor offers two bedrooms, two full bathrooms and laundry. The spacious primary bedroom easily accommodates a king-size bed and features a generous walk-in closet and private 4-piece ensuite with dual vanities and a large walk-in shower. The second bedroom also has its own walk-in closet and is conveniently located next to the main 4-piece bathroom. With approximately 1,579 sq. ft. of developed living space, an attached garage, excellent storage and a functional floor plan that makes great use of every level, this is an appealing option for first-time buyers, professionals, downsizers or anyone

looking for low-maintenance living in one of Airdrie's established communities. Enjoy the courtyard just outside your front door, explore the nearby Canals pathways, and come home to a space that feels both comfortable and connected.