

\$379,000 - 608, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2212818

\$379,000

3 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.05 Acres

Sagewood, Airdrie, Alberta

ENJOY THE PRIVACY ~ In one of the largest 3 bedroom/2.5 bathroom END UNITS in the Complex with no neighbours on one side or behind, and 2 assigned PARKING STALLS RIGHT OUT FRONT for ultimate convenience! This BRIGHT & OPEN Townhouse backs greenspace, nestled within the beautiful family-friendly community of Sagewood. Step inside to a welcoming main floor featuring MODERN LAMINATE flooring, a spacious Living Room w/ a big window, and a sunlit Eat-In Kitchen. The Kitchen boasts endless cabinetry and counterspace, a tiled backsplash for easier clean-up, STAINLESS appliances, and a window over the sink—perfect for enjoying the backyard views. There's ample space for a large dining table, an adjacent 2-pc Powder Room with vanity storage, an organized closet, and a back door leading into the lower Patio and Backyard. Upstairs, you'll find the Primary Bedroom, complete with a WALK-IN CLOSET and a 3-pc tiled Ensuite with large shower. Two additional bright bedrooms both have organized closets, and share a 4-pc Bathroom with a soaker tub/shower combo and generous vanity storage. Completing the upper-level is a Linen Closet for even more storage and organization. The Basement is drywalled, with a window and roughed-in plumbing already half way and awaiting your final touches! Located in Sagewood, a community known for its scenic walking paths, beautiful parks, and easy access to local amenities like schools



and shopping, this home is perfect for if youâ€™re seeking both comfort and convenience. AND your guests will love you - the Visitor Parking is right next to yours! Donâ€™t miss out on this incredible opportunity!

Built in 2005

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2212818 |
| Price | \$379,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,274 |
| Acres | 0.05 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 608, 140 Sagewood Boulevard Sw |
| Subdivision | Sagewood |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 3H5 |

Amenities

| | |
|----------------|-----------------------------|
| Amenities | Visitor Parking |
| Parking Spaces | 2 |
| Parking | Assigned, Off Street, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Closet Organizers, Open Floorplan, Recessed |
|-------------------|--|

| | |
|--------------|--|
| | Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances | Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Back Yard, Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 8 |
| Zoning | R3 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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