

# \$368,000 - 1108, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2245521

**\$368,000**

3 Bedroom, 3.00 Bathroom, 987 sqft

Residential on 0.04 Acres

Sagewood, Airdrie, Alberta

Beautifully Maintained End Unit “Move-In Ready!

Step into this bright and inviting end unit townhome, offering comfort, convenience, and thoughtful design throughout. Boasting two assigned parking stalls and a visitor space right out front, this home combines functionality with curb appeal.

The open-concept main floor is bathed in natural light, featuring a well-appointed kitchen with a central island—perfect for cooking and entertaining. The kitchen flows seamlessly into the dining area and spacious family room, which opens to a private patio backing onto serene community green space. A convenient 2-piece powder room completes the main level.

Downstairs, the professionally finished basement offers a versatile space ideal for a second family room, home office, or guest retreat, complete with a 4-piece bathroom. You™ll also appreciate the new washer and dryer (2024)—modern upgrades already in place.

Upstairs, you'll find a generously sized primary bedroom with plenty of room for a king-sized bed. Two additional spacious bedrooms and a large 4-piece family bathroom provide ample space for family, guests, or a home office. This home is the perfect blend of space, comfort, and location—ready for you to move in and enjoy!

Built in 2005



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2245521      |
| Price          | \$368,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 987           |
| Acres          | 0.04          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 1108, 140 Sagewood Boulevard Sw |
| Subdivision | Sagewood                        |
| City        | Airdrie                         |
| County      | Airdrie                         |
| Province    | Alberta                         |
| Postal Code | T4B 3H5                         |

## Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking                                                                    |
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                                                                |
| Parking        | Assigned, Parking Pad, Paved, Stall, Additional Parking, Guest, Side By Side                                     |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings                           |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |

Basement                      Finished, Full

**Exterior**

Exterior Features      Other, Private Entrance, Rain Gutters  
Lot Description        Few Trees, Landscaped, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction           Concrete, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              August 3rd, 2025  
Days on Market        14  
Zoning                    (R3) Low Density Resident

**Listing Details**

Listing Office            Frame Realty Group Inc.

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