

# \$415,000 - 608, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2212818

**\$415,000**

3 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.05 Acres

Sagewood, Airdrie, Alberta

OPEN HOUSE \* Saturday April 26th from 3-5pm \* ENJOY THE PRIVACY ~ In one of the largest END UNITS in the Complex with no neighbours behind, and 2 assigned PARKING STALLS RIGHT OUT FRONT for ultimate convenience! This BRIGHT & OPEN 3-Bedroom/2.5 Bathroom 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          | \$415,000     |
| 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 | 3                |
| Zoning         | R3               |

## Listing Details

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

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