

**1906, 140 Sagewood Boulevard SW**  
**Airdrie, Alberta**

**MLS # A2218294**



**\$389,900**

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Assigned, Stall		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, No		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 360
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** Large Wooden Shelving in Basement, Wooden Work Bench

OPEN HOUSE Cancelled. \*\*Here is a Rare Opportunity to own this End Unit Townhouse located at the SE Corner of the Popular Sage Complex that Backs and Sides onto Greenspace with a South Facing Yard! This great Townhouse has Newer Flooring making is a NO CARPET home, an Updated Kitchen, Updated Bathrooms, and has Incredible Windows for Lots of Natural Light. When you arrive, you will notice the 2 Parking Stalls in front of this home plus the Visitor Parking directly across making it so easy for you and your Guests. Upon entry, you will be impressed with the decor choice of colors and the Large Windows. The Kitchen has been updated with Refinished Cabinetry, a newer Stainless Steel Refrigerator and Stove, lots of Counterspace, and an Island with extra Cabinets plus seating for your stools. The Dining area can hold a larger table. The Living Room can host a Sectional for your enjoyment. The Upper Level has a Spacious Primary Bedroom with His and Hers Closets, 2 Additional Bedrooms, and a Renovated Bathroom that includes a newer vanity and flooring. The Basement is unfinished but has great space for you to develop into your own oasis. This Fantastic Townhome also has a Concrete Patio for you to enjoy all your summer days in the sun, plus all the Greenspace for you to enjoy. This Townhouse is walking distance to a Public Elementary and Middle School, and a Catholic Elementary School. Pets are permitted with Board Approval. It truly is a gem of a find. Ensure you watch the video tour on Realtor.ca or MLS.