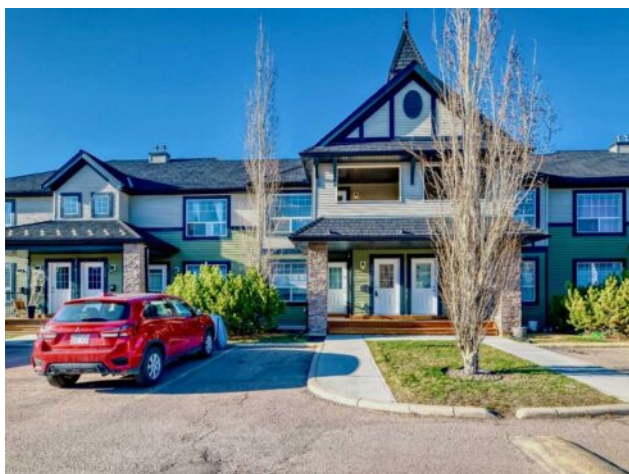


406, 140 Sagewood Boulevard SW
Airdrie, Alberta

MLS # A2211909



\$279,000

| | | | |
|------------------|-----------------------|---------------|-------------------|
| Division: | Sagewood | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 665 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | See Remarks | | |

| | |
|--------------------|------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Laminate |
| Roof: | Asphalt |
| Basement: | None |
| Exterior: | Wood Frame |
| Foundation: | Poured Concrete |
| Features: | See Remarks |

| | |
|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 278 |
| LLD: | - |
| Zoning: | R3 |
| Utilities: | - |

Inclusions: N/A

Welcome to the beautiful community of Sagewood. This cozy 1-bedroom stacked townhouse is in the perfect location close to schools, parks, playgrounds, public transit, and shopping. The home is just steps away from a large open field perfect for outdoor activities during the summer. The townhome is a desirable top-floor unit with a large spacious balcony perfect for relaxing outside and enjoying the beautiful summer weather. The open-concept floor plan allows for greater flexibility and a wide range of configurations. The bright living and dining areas flow seamlessly and offer large south-facing windows for plenty of natural sunlight. The kitchen has plenty of cabinet and countertop space. The bedroom features a large window for plenty of natural sunlight. This home has a 4-piece bathroom and offers in-suite laundry with a full-size washer and dryer. The assigned parking stall is conveniently located outside in proximity to the front entrance. Pets are allowed in the building with Condo Board Approval. A low monthly condo fee of \$278 makes this home affordable for students, working professionals, retirees, or single parents. This could also be the perfect investment for rental income, seniors, or first-time home buyers. Imagine living in the beautiful community of Sagewood today!

*Please note that some photos in this listing have been virtually staged to help visualize the living space.