

# \$340,000 - 1705, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2226619

## \$340,000

3 Bedroom, 3.00 Bathroom, 1,079 sqft  
Residential on 0.04 Acres

Sagewood, Airdrie, Alberta

What an opportunity! Are you a first time home buyer? Or looking for an investment property? This one is for you. Ideally located in the popular family oriented community of Sagewood, this 2-Storey townhome has so much to offer. The main floor is filled with natural light and features an open concept floorplan that effortlessly flows from the kitchen to the dining area and on to the living room! perfect for entertaining. The spacious kitchen has no shortage of storage with plenty of natural maple shaker style cabinetry, sleek black appliances and large central island with breakfast bar. Not to be missed is the 1½ bath conveniently tucked away near the front entrance. Head upstairs to the large primary bedroom with dual closets, a full bath and 2 additional bedrooms. Downstairs has been fully finished with a large rec room, modern laminate flooring, a 1½ bath, laundry room and plenty of storage. This unit has 2 parking stalls located directly in front of the unit (as well as ample visitor parking) and has a great backyard with a large patio area that overlooks the C.W. Perry School playground and field!..great for the kids. This home is conveniently located close to schools, parks, pathways, transportation, shopping, restaurants and so much more. Opportunities like this don't come along everyday, so don't miss it!

Built in 2005



## Essential Information

MLS® #	A2226619
Price	\$340,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,079
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1705, 140 Sagewood Boulevard Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H5

## Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Stall

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	33
Zoning	R3

### **Listing Details**

Listing Office	CIR Realty
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