

# \$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 |
| Zoning      | R3               |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.