

703, 140 Sagewood Boulevard SW
Airdrie, Alberta

MLS # A2204155



\$299,900

Division:	Sagewood		
Type:	Residential/Other		
Style:	Bungalow		
Size:	967 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 316
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	N/A
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Gorgeous 2-bedroom top-floor unit in desirable Sagewood, located just steps away from schools, parks, playgrounds, public transit, and shopping. This bright and spacious unit features recent upgrades, including brand-new stainless steel fridge & stove, a new hot water tank (2021), and a sleek, modern ceiling fan. The open-concept floor plan boasts a spacious kitchen with ample cabinetry, spacious center island and pantry. The bright living and dining areas flow seamlessly and offer large south facing window for plenty of natural light. also this unit offers in-suite laundry with a full-size washer and dryer. The large primary bedroom features a private balcony looking onto lush green space and the generously-sized second bedroom provides plenty of space for guests and family. Additional highlights include a full 4 pce bathroom, your own parking stall right outside the door with extra visitor parking right alongside with vehicle plugins for the winter months. This clean, very well kept home with low condo fees is perfect for singles or a small family, offering move-in ready comfort. Pets are allowed with board approval. Book your private viewing today before this gorgeous townhouse is gone!