

# \$340,000 - 307, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2112786

**\$340,000**

3 Bedroom, 2.00 Bathroom, 1,049 sqft

Residential on 0.04 Acres

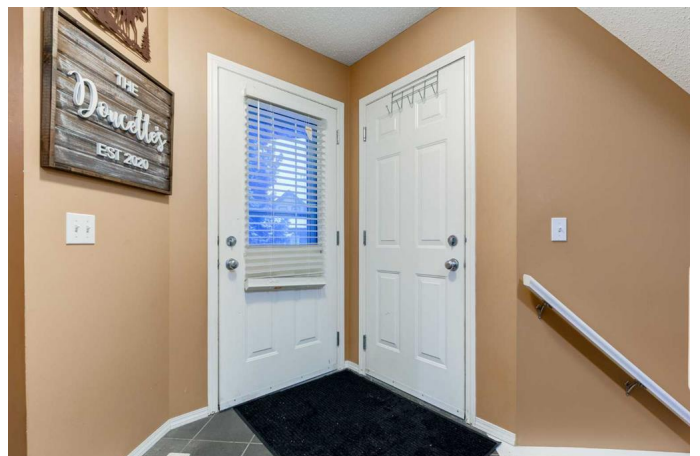
Sagewood, Airdrie, Alberta

3 BEDROOM | 1.5 BATHROOM | OPEN CONCEPT | ATTACHED GARAGE. Welcome to this perfectly situated townhome, in a convenient location close to schools, parks and the Creek pathway system. Walking in, you are welcomed into an open concept main floor. The kitchen features a pantry and plenty of cabinet and counter space. Enjoy the dining area and living room that seamlessly connect, creating an inviting atmosphere. Just out from the living room, enjoy the back south-facing patio and shared green space. A 2 piece powder room complete this level. Upstairs, you will find 3 bedrooms with large windows and closets, and a 4 piece bathroom. The basement features plenty of storage space and a laundry area but could be developed in the future depending on your needs. Additionally, this home has an attached garage with driveway and visitor parking just steps away. You will enjoy the amazing location; within walking distance to schools, the Creek pathway system, soccer fields and playgrounds with restaurants and amenities just a short drive away!

Built in 2004

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2112786  |
| Price      | \$340,000 |
| Sold Price | \$360,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,049         |
| Acres          | 0.04          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 307, 140 Sagewood Boulevard Sw |
| Subdivision | Sagewood                       |
| City        | Airdrie                        |
| County      | Airdrie                        |
| Province    | Alberta                        |
| Postal Code | T4B 3H5                        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Separate Entrance, Storage                                                                |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | None                                     |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Stone, Vinyl Siding, Wood Frame          |

Foundation                Poured Concrete

**Additional Information**

Date Listed                March 7th, 2024  
Date Sold                 March 15th, 2024  
Days on Market         8  
Zoning                     R3  
HOA Fees                 0.00

**Listing Details**

Listing Office             RE/MAX Real Estate (Mountain View)

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