

\$409,000 - 1203, 140 Sagewood Boulevard, Airdrie

MLS® #A2137325

\$409,000

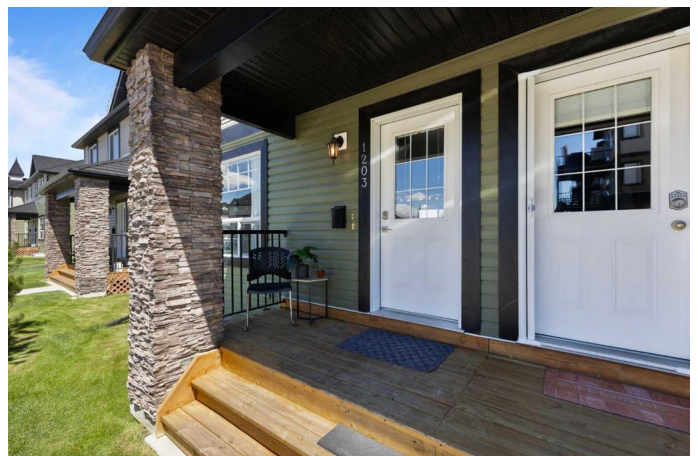
3 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 4440.39 Acres

Sagewood, Airdrie, Alberta

Beautiful Move-in Ready Family Home
WELCOME to your dream home! This spacious and stylish townhouse in the vibrant community of SAGEWOOD offers everything a growing family needs. With TWO PARKING STALLS and ample guest parking, you'll never worry about vehicle space. The welcoming front porch sets a lovely scene as you arrive home.

With nearly 1,300 SQUARE FEET this unit features the largest floorplan in the complex. Upon entering, you're greeted by a spacious open-concept main floor with a living room, dining area, and kitchen. The NEW vinyl plank flooring combines style and durability, while NEW matching stainless steel Whirlpool appliances make the kitchen ready for all your culinary adventures. Enjoy VIEWS of the community garden and soccer fields through the kitchen windows. Step out the back door to your outdoor PATIO, perfect for morning coffee or evening barbecues. LARGE WINDOWS on both sides of the unit ensure natural sunlight throughout the day. Upstairs, the primary bedroom provides ample space for a king-sized bed, features a WALK-IN CLOSET, an electric FIREPLACE with a mantle for your TV, and an ENSUITE bathroom. The two additional bedrooms are generously sized and currently staged as a secondary bedroom and a home office. Downstairs, you'll OVER 500 SQ FT of undeveloped space with washer and dryer, freshly sealed concrete floors and plumbing



rough-ins for a future bathroom.

Your new community is PERFECT FOR FAMILIES, with nearby schools, an outdoor rink practically in your backyard, and paved pathways throughout the community.

Woodside Golf Course is a two-minute drive away, and all other shopping is less than five minutes from your door. Freshly painted and well-maintained, this move-in ready home checks all the boxes for a growing family.

Don't miss out on this opportunity! IT WON'T LAST LONG!

EASY TO VIEW: Thanks to a highly cooperative tenant, this property is available for immediate showings from Thursday, June 6 to Sunday June 9th. We're also hosting an OPEN HOUSE this Saturday from 10 AM to 2 PM.

Built in 2006

Essential Information

MLS® #	A2137325
Price	\$409,000
Sold Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	4,440.39
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1203, 140 Sagewood Boulevard
Subdivision	Sagewood

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0J1

Amenities

Amenities	Other
Parking Spaces	2
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 17th, 2024
Days on Market	11
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Nineteen 88 Real Estate
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