



## 140 Sagewood Boulevard Airdrie Alberta

\$249,900

Welcome to the beautiful community of Sagewood. This cozy 1-bedroom stacked townhouse is in the perfect location close to schools, parks, playgrounds, public transit, and shopping. The home is just steps away from a large open field perfect for outdoor activities during the summer. The townhome is a desirable top-floor unit with a large spacious balcony perfect for relaxing outside and enjoying the beautiful summer weather. The open-concept floor plan allows for greater flexibility and a wide range of configurations. The bright living and dining areas flow seamlessly and offers large south-facing windows for plenty of natural sunlight. The kitchen has plenty of cabinet and countertop space. The bedroom features a large window for plenty of natural sunlight. This home has a 4-piece bathroom and offers in-suite laundry with a full-size washer and dryer. The assigned parking stall is conveniently located outside in proximity to the front entrance. Pets are allowed in the building with Condo Board Approval. A low monthly condo fee of \$278 makes this home affordable for students, working professionals, retirees, or single parents. This could also be the perfect investment for rental income, seniors, or first-time home buyers. Imagine living in the beautiful community of Sagewood today!

\*Please note that some photos in this listing have been virtually staged to help visualize the living space.

(id:6769)

Other 10.08 Ft x 8.25 Ft

Living room 14.08 Ft x 13.67 Ft

Kitchen 9.92 Ft x 11.00 Ft

Primary Bedroom 15.75 Ft x 10.50 Ft

Furnace 4.17 Ft x 4.75 Ft

Pantry 1.25 Ft x 2.75 Ft

4pc Bathroom 7.75 Ft x 8.00 Ft

Other 3.58 Ft x 4.58 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



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