



THE
A-TEAM

**RE/MAX
FIRST**

140 SAGEWOOD Boulevard #1807, Airdrie T4B 3H5

MLS® #: **A2152914**

Area: **Sagewood**

Listing Date: **07/26/24**

List Price: **\$289,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2005**

Finished Floor Area
Abv Sqft: **917**
Low Sqft:
Ttl Sqft: **917**

Lot Information

Lot Sz Ar: **907 sqft**
Lot Shape:

DOM

52
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Closet Organizers, Kitchen Island, Open Floorplan, Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 9`1"
Nook	Main	11`11" x 9`8"
Bedroom	Main	9`8" x 7`9"

Room	Level	Dimensions
Kitchen	Main	11`8" x 9`0"
Bedroom - Primary	Main	13`8" x 10`10"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple

Zoning:
R3

Fee Freq:
Monthly

Legal Desc: **0613011**

Remarks

Pub Rmks: **Strolling up to the charming & inviting front entrance, shaded by BEAUTIFUL MATURE TREES, you are welcomed into this lovely abode!! Stepping inside, you are greeted with upgraded vinyl flooring throughout. Arriving upstairs you take in the welcoming BRIGHT & OPEN living room and eating nook with ample NATURAL LIGHT! The kitchen boasts an island with breakfast bar seating, ceiling height cabinetry and a generous pantry. Around the corner you are met with the LARGE & COMFORTABLE bath with in-suite laundry, as well as two GENEROUS sized bedrooms! The primary bedroom provides access to the SPACIOUS oversized balcony that backs onto a school and green space. Imagine enjoying your morning coffee in this peaceful environment! Additional features include an assigned parking stall out front of the unit. This is one of Airdrie's most sought out locations close to shopping, grocery stores, bars, restaurants and walking/bike paths and a total of 3 schools surrounding the property. This complex is well managed with pride of ownership apparent throughout. This is your opportunity to find your new home in the evolving and charming community of Sagewood!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









