



THE
A-TEAM

**RE/MAX
FIRST**

140 SAGEWOOD Boulevard #306, Airdrie T4B 3H5

MLS® #: **A2156623**

Area: **Sagewood**

Listing Date: **08/09/24**

List Price: **\$405,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,075**

Low Sqft:

Ttl Sqft: **1,075**

Lot Information

Lot Sz Ar: **1,911 sqft**

Lot Shape:

DOM

40

Layout

Beds: **3 (3)**

Baths: **1.5 (1 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Landscaped**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Purifier**
Int Feat: **Closet Organizers**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|---------------|----------------------|
| 2pc Bathroom | Main | 0`0" x 0`0" |
| Kitchen | Main | 24`3" x 36`5" |
| 4pc Bathroom | Second | 0`0" x 0`0" |
| Bedroom | Second | 30`2" x 26`7" |

| Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|
| Dining Room | Main | 42`8" x 23`4" |
| Living Room | Main | 36`5" x 52`6" |
| Bedroom - Primary | Second | 29`11" x 44`7" |
| Bedroom | Second | 29`6" x 33`2" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$376

Fee Simple
Fee Freq:
Monthly

R3

Legal Desc: **0412187**

Remarks

Pub Rmks: **Beautiful Townhome in one of the most sought after community of Sagewood. Main floor has beautiful sunlight and is very Bright , Spacious living area with beautiful kitchen and Dinning area, also has Half washroom, Second floor has three spacious bedrooms and a 4 pc bathroom, Unit has been freshly painted and has new carpet. Basement is partially finished, Unit has south facing backyard . Located close to all the Amenities, shopping areas and schools**

Inclusions: **n/a**
Property Listed By: **RE/MAX iRealty Innovations**

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





