



THE
A-TEAM

**RE/MAX
FIRST**

115 SAGEWOOD Drive #425, Airdrie T4B 4V5

MLS® #: **A2186471**

Area: **Sagewood**

Listing Date: **01/10/25**

List Price: **\$379,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **992**
Low Sqft:
Ttl Sqft: **992**

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Single Garage Attached,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`0" x 10`9"
Dining Room	Main	10`2" x 12`4"
Bedroom	Main	10`0" x 12`4"

Room	Level	Dimensions
Living Room	Main	13`5" x 10`9"
Bedroom - Primary	Main	10`0" x 12`6"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$228

Title:
Fee Simple

Zoning:
R4

Fee Freq:
Monthly

Legal Desc: **2410683**

Remarks

Pub Rmks: **Genesis Builders Group in Newport Landing presents the LAST opportunity to own a tastefully designed BRAND NEW 2-bedroom, 1-bathroom townhome with an attached garage and additional parking stall. Boasting 9' ceilings and a spacious open-concept floor plan, you will find comfort and functionality. The kitchen is well equipped with full-height cabinetry, sleek stainless steel appliances, stone countertops and an island with additional seating. The spacious dining room is perfect for hosting family and friends, while the cozy living room allows you to unwind comfortably. The primary bedroom will be your retreat, where you can easily accommodate a king-size bed, and there are no compromises with the spacious walk-in closet. The second bedroom functions well as a kid's room, room for guests or a mortgage helper roommate. 4-piece bath compliments this unit, and you can add a washer and dryer in the conveniently located laundry space. The generously sized attached garage provides ample parking space and storage for your odds and ends. Stepping outside, you have a desirable spacious rooftop patio located above the garage. Newport Landing is a quiet complex surrounded by beautiful homes and walking paths. This brand-new, affordable home is a rare find, and you won't want to miss out on this opportunity to make it yours. *Photos are of a previously sold model and are representative. Area size was calculated by applying the RMS to the blueprints provided by the builder***

Inclusions:
Property Listed By: **None**
LPT Realty ULC

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







