

115 SAGEWOOD Drive #201, Airdrie T4B 4V5

MLS® #: **A2192535** Area: **Canals** Listing Date: **02/09/25** List Price: **\$285,000**
 Status: **Active** County: **Airdrie** Change: **-\$15k, 21-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **758 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **825**
 Low Sqft:
 Ttl Sqft: **825**

DOM

13
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Cul-De-Sac, Landscaped, Treed**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Laminate, Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**
 Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`10" x 5`1"	Bedroom	Main	13`11" x 12`0"
Kitchen	Main	9`10" x 13`6"	Living Room	Main	15`5" x 17`9"
Furnace/Utility Room	Main	6`0" x 3`1"			

Legal/Tax/Financial

Condo Fee: **\$193** Title: **Fee Simple** Zoning: **R3**

Fee Freq:
Monthly

Legal Desc: **1911846**

Remarks

Pub Rmks: **This stylish and modern one-bedroom, one-bathroom bungalow-style townhouse, built by Genesis Builders Group, offers 764 square feet of thoughtfully designed living. As an end unit, it provides extra privacy and abundant natural light, creating a bright and inviting atmosphere. Step inside through the foyer, where a convenient closet keeps things organized. The open-concept living area features 9-foot ceilings and durable laminate flooring, seamlessly connecting the kitchen, dining, and living spaces. The U-shaped kitchen is both functional and elegant, boasting full-height cabinets, sleek stainless steel appliances, quartz countertops, a breakfast bar, and a pantry for extra storage. Bright overhead lighting enhances the space, and in-suite laundry adds everyday convenience. The bedroom is a cozy retreat, comfortably fitting a king-sized bed, with plush carpeting and a spacious walk-in closet. The four-piece bathroom, complete with modern finishes, offers direct access from the bedroom for added convenience. Outside, the shared concrete patio includes a BBQ gas line—perfect for outdoor dining—while the shared greenspace provides a relaxing spot to enjoy the outdoors. A designated front parking pad and ample visitor parking ensure hassle-free parking. This pet-friendly complex (with board approval) features low condo fees of just \$192.57, covering maintenance, reserve fund contributions, insurance, professional management, landscaping, and snow removal—making homeownership stress-free. Located in the desirable community of Sagewood, this home is a five-minute walk from CW Perry School and Ralph McCall School. Monklands Fields, parks, playgrounds, and scenic canal pathways are just steps away, offering excellent outdoor recreation. Golfers will appreciate the nearby Woodside Golf Course, while local grocery stores, restaurants, and other amenities are only minutes away. Sagewood is known for its well-maintained surroundings and strong sense of community, making it an exceptional place to call home. Don't miss your chance to see this fantastic property in person—schedule your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.**

Inclusions: **TV Wall Mount**
Property Listed By: **Real Broker**

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







