



140 SAGEWOOD Boulevard #1505, Airdrie T4B 3H5

MLS® #: **A2193667** Area: **Sagewood** Listing Date: **02/13/25** List Price: **\$425,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **1,593 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot, Street Lighting**
 Park Feat: **Assigned, Stall**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Ceiling Fan(s), Quartz Counters, Storage, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`10" x 8`9"	Living Room	Main	14`11" x 10`10"
Dining Room	Main	12`9" x 6`5"	Game Room	Basement	14`6" x 12`6"
Bedroom - Primary	Upper	13`9" x 11`0"	Bedroom	Upper	8`11" x 7`11"
Bedroom	Upper	11`4" x 7`11"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$347** Title: **Fee Simple** Zoning: **R3**
 Fee Freq:

Monthly

Legal Desc: 0511345

Remarks

Pub Rmks: **OPEN HOUSE SUN FEB 23rd 1:00-3:00pm *** FALL IN LOVE with this Incredible 2 Storey plus Fully Finished Townhouse that has undergone an EXTENSIVE TOP TO BOTTOM RENOVATION. When you arrive, you will immediately notice the Gorgeous Flooring, Large West Facing Window in the Living Room and the Brand New Stunning Kitchen that has Quartz Countertops, Stainless Steel Appliances, Subway Tiling, Extra Potlights, White Upper Cabinetry and Beautiful Forest Green Lower Cabinets that are Full of Additional Storage including Corner Pull-out Shelving, Lots of Pot and Pan Drawers, and Sliding Drawers within the Island Cabinetry. The Half Bath on Main has a New Vanity and Toilet. The Large Living and Dining Room has plenty of space for Larger Furniture. The Upper Level has Brand New Carpet, a Spacious Primary Bedroom with his and hers closets, 2 Additional Bedrooms, and a Renovated Full Bathroom including a New Vanity and Flooring. The Lower Level has a Large Recreation Room, Full Bathroom, Large Laundry Room with tons of Storage and an extra Refrigerator. The Renovations also include: New Textured Ceiling, New Doors and Black Hardware, New Trim on Windows and Doors, New Baseboards, New Lighting, New Faucets and Sinks, New Mirrors, and it has been Freshly Painted. The Exterior has a West Facing yard and patio to enjoy your Summer Days. Included are 2 Parking Stalls right outside the door. This Exceptional Townhouse is walking distance to 2 Elementary Schools, a Middle School and has easy access to transportation and shopping. Ensure to watch the tour on MLS or Realtor.ca**

Inclusions: **Black Refrigerator in Basement.**
Property Listed By: **RE/MAX Rocky View Real Estate**

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







