

# \$368,000 - 1108, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2245521

**\$368,000**

3 Bedroom, 3.00 Bathroom, 987 sqft

Residential on 0.04 Acres

Sagewood, Airdrie, Alberta

Beautifully Maintained End Unit â€œ Move-In Ready!

Step into this bright and inviting end unit townhome, offering comfort, convenience, and thoughtful design throughout. Boasting two assigned parking stalls and a visitor space right out front, this home combines functionality with curb appeal.

The open-concept main floor is bathed in natural light, featuring a well-appointed kitchen with a central islandâ€”perfect for cooking and entertaining. The kitchen flows seamlessly into the dining area and spacious family room, which opens to a private patio backing onto serene community green space. A convenient 2-piece powder room completes the main level.

Downstairs, the professionally finished basement offers a versatile space ideal for a second family room, home office, or guest retreat, complete with a 4-piece bathroom. Youâ€™ll also appreciate the new washer and dryer (2024)â€”modern upgrades already in place.

Upstairs, you'll find a generously sized primary bedroom with plenty of room for a king-sized bed. Two additional spacious bedrooms and a large 4-piece family bathroom provide ample space for family, guests, or a home office. This home is the perfect blend of space, comfort, and locationâ€”ready for you to move in and enjoy!

Built in 2005



## Essential Information

MLS® #	A2245521
Price	\$368,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	987
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1108, 140 Sagewood Boulevard Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H5

## Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces	2
Parking	Additional Parking, Assigned, Guest, Parking Pad, Paved, Stall, Side By Side

## Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Other, Private Entrance, Rain Gutters
Lot Description	Few Trees, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 3rd, 2025
Days on Market	1
Zoning	(R3) Low Density Resident

## Listing Details

Listing Office	Frame Realty Group Inc.
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