

703, 115 Sagewood Drive SW  
Airdrie, Alberta

MLS # A2281530



**\$409,900**

<b>Division:</b>	Canals	
<b>Type:</b>	Residential/Five Plus	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b> 2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem	
<b>Lot Size:</b>	0.04 Acre	
<b>Lot Feat:</b>	Interior Lot, Landscaped	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 319
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

Welcome to this beautifully upgraded 1,425 sq. ft. two-storey townhome that perfectly blends style, comfort, and convenience. Offering 2 spacious bedrooms and 2.5 bathrooms, this home features an open-concept floor plan designed for modern living and effortless entertaining. The kitchen shines with stainless steel appliances, elegant stone countertops, and upgraded finishes that flow seamlessly into the bright living and dining areas. Upstairs, retreat to a generous primary suite complete with a spa-inspired ensuite boasting double vanities and contemporary fixtures. A second well-appointed bedroom and bathroom provide flexibility for guests, family, or a home office. Enjoy the added bonus of a private balcony overlooking the park, perfect for morning coffee or evening unwinding. The double tandem attached garage offers ample space for vehicles and storage, while abundant street parking and direct street-level access to your front door add rare convenience. Additional upgrades include enhanced flooring throughout and thoughtful design touches that elevate the home's overall feel. Ideally located with park views and easy access, this townhome delivers low-maintenance living without compromising on style or functionality—a true must-see.