

201, 115 Sagewood Drive SW  
Airdrie, Alberta

MLS # A2192535



**\$275,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	825 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 193
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** TV Wall Mount

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.