

425, 115 Sagewood Drive  
Airdrie, Alberta

MLS # A2148653



## \$392,400

<b>Division:</b>	Sagewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Stacked Townhouse		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 228
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** Refrigerator, Stove, Microwave Hood Fan, Dishwasher

Genesis Builders Group in Newport Landing presents this tastefully designed 2-bedroom, 1-bathroom townhome with an attached garage and additional parking stall. Boasting 9' ceilings and a spacious open-concept floor plan, you will find comfort and functionality. The kitchen is well equipped with full-height cabinetry, sleek stainless steel appliances, stone countertops and an island with additional seating. The spacious dining room is perfect for hosting family and friends, while the cozy living room allows you to unwind in comfort. The primary bedroom will be your retreat, where you can easily accommodate a king-size bed, and there are no compromises to be had with the spacious walk-in closet. The second bedroom functions well as a kid's room, room for guests or a mortgage helper roommate. A 4-piece bath compliments this unit, and you can add a washer and dryer in the conveniently located laundry space. The generously sized attached garage provides ample parking space and storage for your odds and ends. Stepping outside, you have a desirable spacious rooftop patio located above the garage. Newport Landing is a quiet complex surrounded by beautiful homes and walking paths. This is one of the final units and is a rare find. You won't want to miss out on this opportunity to make it yours. \*Photos are from another unit and colours may vary\*