

705, 115 Sagewood Drive SW  
Airdrie, Alberta

MLS # A2156279



## \$425,000

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,398 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 306
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, See Remarks, Stone Counters		

**Inclusions:** n/a

\*\*\*WELCOME HOME!\*\*\* An INCREDIBLE Opportunity to own a GORGEOUS Nearly NEW 3-story Townhome just steps to the Beautiful GREENSPACES, CANALS & WALKING PATHS, offering a Suburban setting with the Amenities of an Urban Lifestyle! Boasting nearly 1400ft of living space over 3 levels, this lovely 2 Master Bed + 2.5 Bath METICULOUSLY MAINTAINED home exudes PRIDE OF OWNERSHIP, offering a NEUTRAL color palette, sleek luxury Vinyl Plank flooring, MANY UPGRADES & an abundance of NATURAL LIGHT, compliments of the Large VINYL WINDOWS throughout. The main floor is the Heart of the Home showcasing 9' CEILINGS & a Modern OPEN CONCEPT design that flows seamlessly from the Bright & SPACIOUS Living Room & Dining Room, to the Elegant CHEF'S KITCHEN with Sleek EXTENDED HEIGHT CABINETS, QUARTZ Counters with Eat-up Bar & PANTRY - The perfect space for entertaining friends, hosting Holiday dinners or casual eating with the Family! Completing the main floor is a lovely 2pc bathroom & the kitchen also serves up direct access to your BALCONY, providing extended space to create a Lovely sitting area where you can BBQ & Entertain Friends & Family, or sit back, unwind & enjoy a warm cup of coffee in the sun! The upper level offers 2 Charming Oversized MASTER RETREATS, each complete with WALK-IN CLOSETS & full PRIVATE ENSUITES, plus you'll enjoy the convenience of Upper Level LAUNDRY. No more brushing snow off your vehicles with your Large Attached DOUBLE TANDEM GARAGE which offers plenty of room for extra storage! Conveniently located near the HEART OF DOWNTOWN, close to Great SCHOOLS, Playgrounds, Pathways, NOSE CREEK PARK, Shopping & MANY other fantastic amenities! Simply MOVE IN & start

making new memories with your Family in this Lovely TURN-KEY Family Home in Newport Landing!