

# \$438,000 - 601, 115 Sagewood Drive Sw, Airdrie

MLS® #A2222431

**\$438,000**

3 Bedroom, 3.00 Bathroom, 1,379 sqft

Residential on 0.04 Acres

Sagewood, Airdrie, Alberta

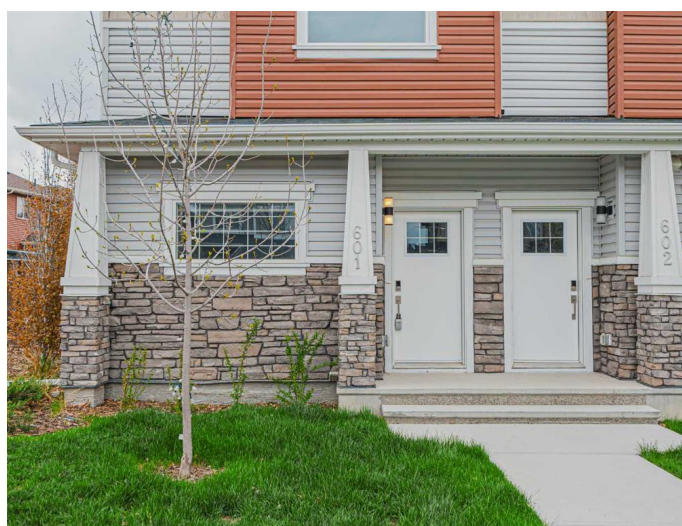
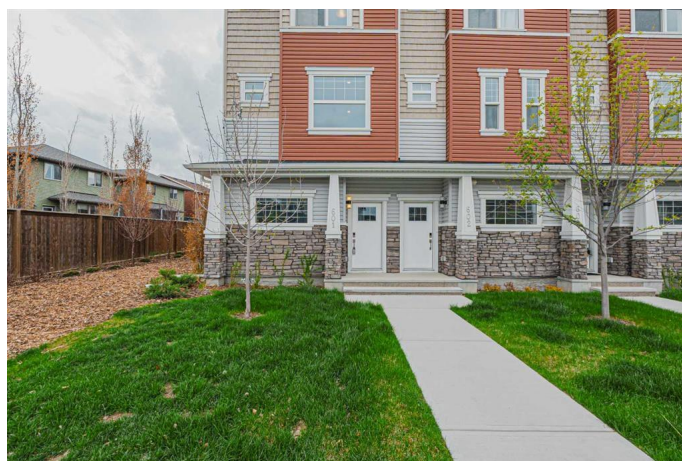
Discover this beautifully maintained end unit townhouse in the heart of Sagewood, Airdrie. With over 1,378 sq ft of living space, this home is perfect for first-time buyers or those looking to downsize. The open-concept second floor seamlessly connects the living, dining and kitchen areas, creating an inviting space for everyday living and entertaining. The kitchen features stainless steel appliances, quartz countertops, a classic backsplash and a peninsula island with a breakfast bar. Large patio doors flood the area with natural light and lead to a sunny south facing balcony ideal for summer BBQs and relaxation. It offers three spacious bedrooms, including a primary suite complete with a generous walk-in closet and a private ensuite bathroom. A second full common bathroom, 2 secondary bedrooms and a conveniently located laundry area add to the home's functionality. The property also boasts a large tandem garage—the biggest in its class, offering secure parking and additional space for storage or a workshop. Situated close to schools, parks and all the amenities Airdrie has to offer, this stylish and practical townhome presents a fantastic opportunity to own in a vibrant community. Book your showing today!

Built in 2023

## Essential Information

MLS® #

A2222431



Price	\$438,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,379
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	601, 115 Sagewood Drive Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4V6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Other
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 19th, 2025
Days on Market	27
Zoning	R3

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.