

# \$275,000 - 201, 115 Sagewood Drive Sw, Airdrie

MLS® #A2192535

## \$275,000

1 Bedroom, 1.00 Bathroom, 825 sqft  
Residential on 0.02 Acres

Canals, Airdrie, Alberta

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 removalâ€”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. Donâ€™t miss your chance to see this fantastic property in personâ€”schedule your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Built in 2019

### **Essential Information**

MLS® #	A2192535
Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	825
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	201, 115 Sagewood Drive Sw
Subdivision	Canals
City	Airdrie

County	Airdrie
Province	Alberta
Postal Code	T4B 4V5

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Parking Pad

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 9th, 2025
Days on Market	33
Zoning	R3

### **Listing Details**

Listing Office	Real Broker
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