

# \$422,999 - 601, 115 Sagewood Drive Sw, Airdrie

MLS® #A2243933

**\$422,999**

3 Bedroom, 3.00 Bathroom, 1,379 sqft

Residential on 0.04 Acres

Sagewood, Airdrie, Alberta

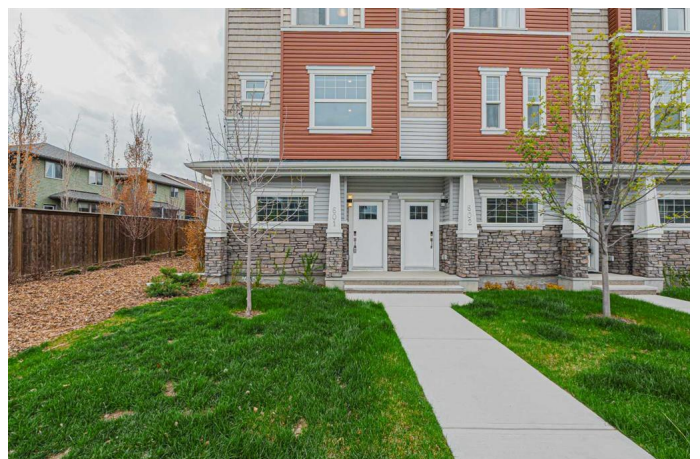
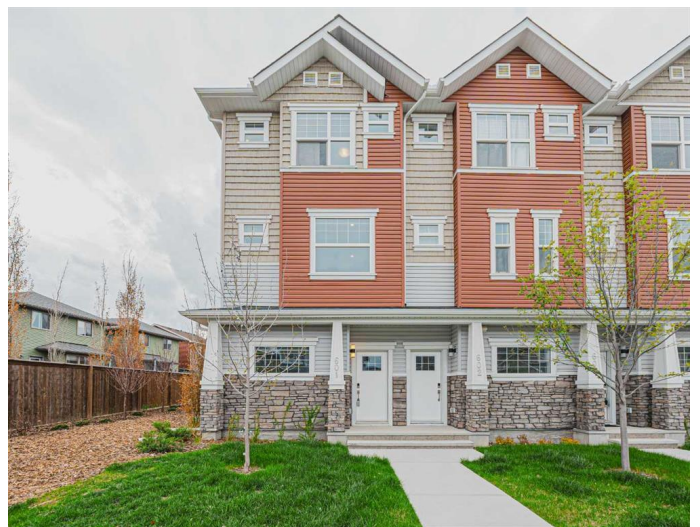
Discover this beautifully maintained end unit townhouse in the heart of Sagewood, Airdrie. With over 1,378 sq ft of living space, this home is perfect for first-time buyers or those looking to downsize. The open-concept second floor seamlessly connects the living, dining and kitchen areas, creating an 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® #

A2243933



|                |               |
|----------------|---------------|
| Price          | \$422,999     |
| 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 | T4B4V6                     |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Park, Parking, Playground |
| Parking Spaces | 2                         |
| Parking        | Double Garage Attached    |
| # of Garages   | 2                         |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Quartz Counters, Storage                           |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Basement          | None                                                                       |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Lot Description   | Other   |
| Roof              | Shingle |

|              |                                           |
|--------------|-------------------------------------------|
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 29              |
| Zoning         | R3              |

**Listing Details**

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

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