

# \$414,999 - 701, 115 Sagewood Drive Sw, Airdrie

MLS® #A2233362

**\$414,999**

3 Bedroom, 3.00 Bathroom, 1,437 sqft

Residential on 0.04 Acres

Sagewood, Airdrie, Alberta

Welcome to this beautifully upgraded 3-bedroom, 2.5-bath executive townhome, ideally situated on a corner lot in the sought-after Canals community. With over 1,436 sq ft of thoughtfully designed, energy-efficient living space, this rare end unit offers extra windows, enhanced privacy, and a spacious layout that rivals many detached homes. The entry level welcomes you with warm luxury vinyl plank flooring, 9' ceilings, and elegant neutral tones that flow throughout the home. You'll enjoy direct access to a heated 11' x 40' tandem garage, with ample street parking available on both sides of the unit for added convenience.

The heart of the home is the chef-inspired kitchen, featuring quartz countertops, Aspen woodgrain cabinetry, and premium Whirlpool stainless steel appliances including a gas stove. The open-concept dining and living area is ideal for entertaining, and a sliding glass door leads to your private balcony with a gas line for BBQing and scenic views of the park and rolling hills. Upstairs, all three bedrooms are generously sized. All bathroom vanities match the kitchen cabinetry and countertops, creating a cohesive, high-end look throughout. An upstairs laundry room adds convenience and completes the upper floor.

This home offers unmatched value, with premium touches, energy-efficient features, and a modern, move-in-ready design. Rarely



do end units like this become available in the  
Canalsâ€™ donâ€™t miss your chance to make  
it yours.

Built in 2023

**Essential Information**

MLS® #	A2233362
Price	\$414,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,437
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	701, 115 Sagewood Drive Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3B3

**Amenities**

Amenities	Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	High Ceilings, Open Floorplan, Stone Counters
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	BBQ gas line, Courtyard, Lighting
Lot Description	Back Lane, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	15
Zoning	R3

## Listing Details

Listing Office	Hope Street Real Estate Corp.
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