

**1038 Sawgrass Link NW
Airdrie, Alberta**

MLS # A2263417



\$579,900

Division:	Sawgrass Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,853 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC-50
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs		

Inclusions: n/a

Welcome to this beautifully crafted, home under construction in Sawgrass Park, offering exceptional flexibility, quality construction, and thoughtful upgrades throughout. Situated on a sunshine lot with a 20' x 21' garage-ready concrete parking pad, this home is designed to suit modern families—whether you're accommodating guests, working from home, or planning for future development. Built by Hopewell Residential, a trusted master builder with over 30 years of experience, this home reflects the style, craftsmanship, and real value that has made Hopewell a leader in Alberta's homebuilding industry. With over 10,000 homes built and numerous awards to their name, Hopewell is known for creating homes that truly stand the test of time. The exterior of the home features durable James Hardie Board siding, which is not only eye-catching but also known for its exceptional durability, fire resistance, and low maintenance—adding long-term value and peace of mind. Inside, the thoughtful design continues with spindle railing, knockdown ceiling texture, and quartz countertops throughout. A unique feature of this layout is the main floor bedroom paired with a full bathroom, perfect for multi-generational living, guests, or a dedicated home office. The upgraded kitchen boasts pot lights, a chimney hood fan, built-in microwave, an extra bank of drawers, and a spacious layout that opens into the living and dining areas—perfect for entertaining. Upstairs, the primary suite includes a luxurious ensuite with a tile-to-ceiling shower surround and walk-in closet. Two additional bedrooms, another full bathroom with double sinks, and laundry round out the upper floor. The 9' foundation wall height in the sunshine basement allows for bright future living space, and with a separate side entrance and wet bar sink rough-in! As an energuide

builder, Hopewell takes energy efficiency seriously. This home includes triple-pane windows, low-flow toilets, high R-value insulation, electric water heater, and a high-efficiency furnace—all designed to lower your energy bills and increase year-round comfort. Additional features include an exterior gas line for a future BBQ, making your sunny backyard the perfect spot for outdoor enjoyment. Located in the vibrant and growing community of Sawgrass Park, you'll enjoy access to green spaces, future schools, recreational amenities, and the best of Airdrie living. Don't miss this opportunity to own a stylish, energy-efficient home built by one of Alberta's most respected builders. Are you a FIRST TIME BUYER? You could be eligible for a GST rebate on this home! Speak to the sales team or your Realtor to find out more.