

**1054 Sawgrass Link NW
Airdrie, Alberta**

MLS # A2266983



\$549,900

Division: Sawgrass Park

Type: Residential/House

Style: 2 Storey

Size: 1,532 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Off Street, Parking Pad

Lot Size: 0.07 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, Quartz Counters, Vinyl Windows

Inclusions: N/A

Welcome to 1054 Sawgrass Link NW, a beautifully crafted newly constructed home in Sawgrass Park by Hopewell Residential. Designed with everyday comfort and modern elegance in mind, this 3-bedroom, 2.5-bathroom home sits on a sunshine basement lot and includes a garage-ready concrete parking pad. From its bright, open layout to its stylish finishes and thoughtful upgrades, this home is the perfect blend of form and function. The main floor impresses with 9’ ceilings, Luxury Vinyl Plank flooring, and a well-appointed rear L-shaped kitchen featuring two-tone cabinetry, quartz countertops, a chimney-style hood fan, built-in microwave, upgraded backsplash, and an extra bank of drawers for enhanced storage. The spacious island is ideal for entertaining, while the painted spindle railing and knockdown ceilings add a touch of refinement. A convenient main floor pocket office offers the perfect spot for remote work or study, and the exterior gas line is ready for your future BBQ setup. Upstairs, a cozy loft space offers additional versatility — perfect as a reading nook, homework area, or play space. The primary suite features a tile-to-ceiling step-in shower with dual vanities, accompanied by two additional bedrooms and a full bathroom and laundry space to complete the upper level. The undeveloped basement provides endless opportunity for future expansion, complete with 9’ concrete walls, a wet bar rough-in, a bathroom rough-in, and a separate side entrance — allowing for flexible design and functionality as your needs evolve. Finished with durable and stylish Hardie Board siding, this home offers not only curb appeal but also long-lasting protection against the elements. Located in the welcoming community of Sawgrass Park, close to parks, pathways, and local amenities, this property is ready for immediate possession — move in and

start your next chapter in style. 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.