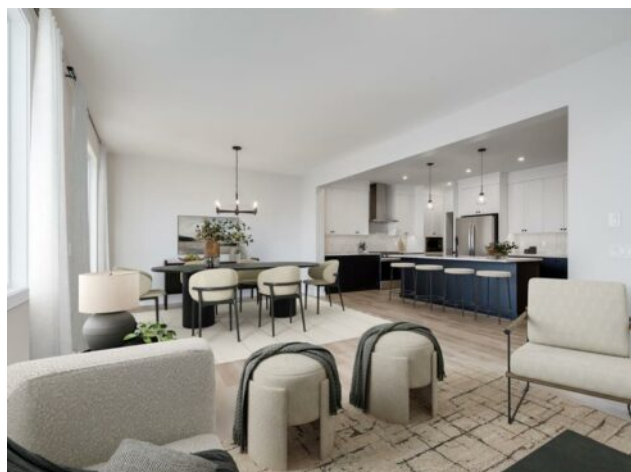


**4054 Sawgrass Street NW  
Airdrie, Alberta**

**MLS # A2281467**



# \$699,900

<b>Division:</b>	Sawgrass Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,350 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC-50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator		

THE SAGE by Baywest Homes offers over 2,200 sq. ft. of well-designed living space above grade with 3 bedrooms, 2.5 bathrooms, a bonus room, and a main-floor office. Situated on a spacious lot with an east-facing backyard, this home blends style, comfort, and functionality with an estimated possession of February 2026. The open-concept main floor features a bright great room with a cozy fireplace and oversized windows, flowing into a chef-inspired kitchen with “cabinets, quartz countertops, upgraded appliances, gas range, chimney hood fan, and a walk-through pantry connecting to the mudroom. Sliding patio doors lead to the east-facing backyard. Upstairs includes a generous bonus room with adjacent tech space, a primary retreat with walk-in closet and ensuite featuring a separate soaker tub and shower, two additional bedrooms, a full bathroom, and a dedicated laundry room. Additional features include triple-pane windows, “basement ceilings, modern railing, and a double attached garage. Built by Baywest Homes, known for quality craftsmanship since 1985, and backed by a 10-Year Alberta New Home Warranty plus one-year builder warranty. About the Community: Sawgrass Park in NW Airdrie is a vibrant new community by Hopewell, featuring lush green spaces, serene wetlands, and upcoming plans for a new school and recreation amenities such as a splash park and pickleball courts. It’s the perfect place to build lasting memories—and you’ll be among the first to call this exciting neighbourhood home. There is no showhome in this area so please contact the listing agent to arrange a showing.