



**GRASSROOTS**  
REALTY GROUP

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**1077 Sawgrass Link NW  
Airdrie, Alberta**

**MLS # A2214891**



**\$717,900**

<b>Division:</b>	Sawgrass Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,092 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** EV charger R/I

Here's your opportunity to own a brand-new, thoughtfully designed home in Sawgrass Park&mdash;Airdrie's newest northwest community! Built by Hopewell Residential, a trusted builder with over 30 years of excellence, this stunning home offers a modern lifestyle with exceptional quality, energy efficiency, and family-friendly features throughout. Offering 5 bedrooms in total, including 4 upstairs and one in the fully developed basement, this home is designed with space and flexibility in mind. The main floor features 9'squo; ceilings, durable luxury vinyl plank flooring, stylish knockdown ceiling texture, and a bright lifestyle room ideal for casual gatherings. A flex room at the front of the home provides the perfect spot for a home office, playroom, or study space. The kitchen is a dream for everyday cooking and entertaining, complete with a large walk-in pantry, a spacious quartz island with undermount sink, and cabinetry that extends to the ceiling bulkhead for a sleek, polished look and maximum storage. Upstairs, you'll love the convenience of four bedrooms, a family room, and a laundry room all on one level. The primary bedroom features a walk-in closet and a luxurious 5-piece ensuite. All bathrooms are finished with quartz countertops, LVP flooring, and undermount sinks, creating a clean and modern aesthetic. The double front-attached garage ensures year-round convenience, while the 9-foot foundation allows for a bright, functional basement. Bonus features include: Triple-pane glass windows for added energy efficiency, James Hardie Board siding&mdash;known for its outstanding durability, fire resistance, and low maintenance, Rough-in for an EV charger to meet your future needs. This home truly blends timeless style with smart, sustainable design. Living in Sawgrass Park means being part of a thoughtfully

planned community filled with greenspaces, wetlands, and future plans for schools and recreational amenities—perfect for families and outdoor enthusiasts alike. Get in early and personalize your finishes—this is a fantastic opportunity to build your dream home in a growing, vibrant community. Move into quality, comfort, and a lifestyle you’ll love. Contact the showhome team today to learn more about customizing your new home in Sawgrass Park! This home is to be built, please visit the showhome at 195 Sawgrass Gate NW Airdrie for more details!