

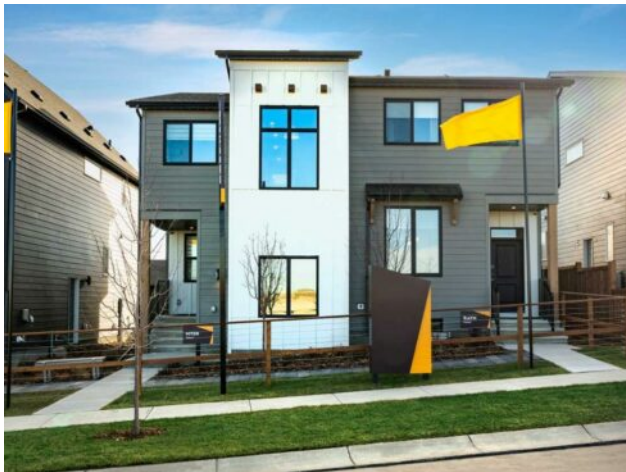


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

187 Sawgrass Gate NW
Airdrie, Alberta

MLS # A2232728



\$569,900

Division:	Sawgrass Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,475 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Here's your chance to own a stunning, professionally designed showhome in the sought-after community of Sawgrass Park in Airdrie. Built by Hopewell Residential, this paired Myer model offers nearly 1,500 sq ft of beautifully curated living space, packed with upgrades and thoughtful touches throughout. This is a showhome leaseback opportunity, ideal for buyers looking to secure a future home now with guaranteed rental income from the builder during the lease term. Possession will be in approximately 18 to 24 months, allowing Hopewell to continue showcasing this home while you build equity. Inside, the open-concept main floor is warm and inviting, featuring a designer kitchen with quartz countertops, custom flat slab cabinetry in a soft Nizza tone, and a full-height backsplash. A stylish hood fan, Whirlpool stainless steel appliances, and oversized island create a perfect balance of function and flair. The adjacent dining and lifestyle areas are flooded with natural light, offering an ideal space for entertaining or cozy family evenings. Upstairs, the thoughtful layout continues with three bedrooms, a versatile central loft, and upper-floor laundry. The primary suite includes a generous walk-in closet and private ensuite, while additional bedrooms are perfect for kids, guests, or a home office. Throughout the home, you'll find upgrades like knockdown ceilings, curated lighting with Leviton automation, gemstone exterior lights, window coverings, and central air conditioning. The triple-pane windows, 9' foundation, and Hardie board siding enhance comfort and curb appeal. A detached garage is included, and the side entrance offers flexibility for future development. Located in a vibrant and growing Airdrie neighborhood, Sawgrass Park is perfect for families and close to future schools, parks, and amenities. Whether you're looking for a smart investment or your future dream

home, this leaseback showhome is a unique and rewarding opportunity.