



**183 Sawgrass Gate NW  
Airdrie, Alberta**

**MLS # A2232865**



**\$674,900**

|                  |                                 |                               |
|------------------|---------------------------------|-------------------------------|
| <b>Division:</b> | Sawgrass Park                   |                               |
| <b>Type:</b>     | Residential/Duplex              |                               |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |                               |
| <b>Size:</b>     | 1,711 sq.ft.                    | <b>Age:</b> 2024 (2 yrs old)  |
| <b>Beds:</b>     | 5                               | <b>Baths:</b> 3 full / 1 half |
| <b>Garage:</b>   | Double Garage Detached          |                               |
| <b>Lot Size:</b> | 0.06 Acre                       |                               |
| <b>Lot Feat:</b> | Back Lane                       |                               |

|                    |  |  |
|--------------------|--|--|
| <b>Heating:</b>    | Floor Furnace, Natural Gas   |  |
| <b>Floors:</b>     | Carpet, Vinyl Plank  |  |
| <b>Roof:</b>       | Asphalt Shingle  |  |
| <b>Basement:</b>   | Full   |  |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame   |  |
| <b>Foundation:</b> | Poured Concrete  |  |
| <b>Features:</b>   | Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |  |
| <b>Inclusions:</b> | N/A  |  |

Here's your chance to invest in a stunning showhome in Airdrie's family-friendly community of Sawgrass Park. Built by award-winning Hopewell Residential, this beautifully appointed Rayn model blends style, space, and thoughtful design across nearly 1,700 sq ft of finished living space—plus a fully developed basement. This is a showhome leaseback opportunity, giving you the unique advantage of purchasing now while the builder leases it back for continued use as a showhome. Possession is anticipated in 18 to 24 months, allowing you to build equity while earning guaranteed rental income. Inside, this home impresses at every turn. The open-concept main floor features a chef-inspired kitchen with full-height cabinetry, a statement island, quartz countertops, and Whirlpool stainless steel appliances—all complemented by sleek finishes and a designer tile backsplash. Flooded with natural light, the lifestyle and dining areas offer a warm and welcoming space to gather and entertain. Upstairs, you'll find three bedrooms, upper-floor laundry, and a spacious entertainment room perfect for movie nights, a playroom, or a home office. The fully developed basement adds two more bedrooms, a three-piece bath, a second laundry room, and a large recreation room complete with a stylish wet bar—ideal for hosting or accommodating guests. A convenient side entrance enhances accessibility and function for the home's layout. Throughout the home, no detail has been overlooked. Features like gemstone exterior lighting, central air conditioning, Leviton smart lighting automation, knockdown ceilings, luxury vinyl plank flooring, and upgraded spindle railings elevate the everyday living experience. Curb appeal shines with durable Hardie board siding, professional landscaping, and a 20' x 21' detached

double garage. This home sits on a beautifully situated lot with rear lane access and is surrounded by future green spaces, schools, and parks&mdash;making it a perfect fit for growing families or savvy investors. Whether you&rsquo;re looking to secure your future dream home or add a high-performing property to your portfolio, this leaseback showhome in Sawgrass Park is an opportunity you won&rsquo;t want to miss.