



**GRASSROOTS**  
REALTY GROUP

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**4071 Sawgrass Street NW**  
**Airdrie, Alberta**

**MLS # A2233910**



**\$740,910**

<b>Division:</b>	Sawgrass Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,990 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Other		

<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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully crafted home in the vibrant Sawgrass park community of Airdrie, built by the award-winning McKee Homes, renowned for their quality construction, attention to detail, and thoughtful design. This stunning and functional floor plan offers 3 spacious bedrooms, 2.5 bathrooms, and a main floor den, perfect for a home office, study area, or flex room to suit your lifestyle needs. The bonus room, located at the front of the home, provides a bright and quiet retreat ideal for relaxing, entertaining guests, or setting up a cozy family lounge. The heart of the home features a modern open-concept layout, where the kitchen seamlessly flows into the dining and living areas—ideal for everyday living and hosting. A convenient pantry provides additional kitchen storage, while the outdoor deck is perfect for BBQs, gatherings, or simply enjoying warm evenings. A separate side entrance adds extra versatility and opens the door for an excellent value and flexibility. With stylish finishes throughout, smart design, and the peace of mind that comes with building from a trusted local builder, this home truly delivers comfort, function, and long-term quality in one of Airdrie's most desirable new communities.