



**GRASSROOTS**  
REALTY GROUP

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**4079 Sawgrass Street NW  
Airdrie, Alberta**

**MLS # A2235490**



**\$659,000**

<b>Division:</b>	Sawgrass Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,696 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>	Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, 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, Stone	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

**\*\*OPEN HOUSE JULY 20 | 1:00 PM TO 3:00 PM\*\* \*\*STUNNING DETACHED HOME | 3-Bed | 2.5 Bath | LOADED WITH UPGRADES | BRAND NEW | IMMEDIATE POSSESSION.\*\*** Welcome to 4079 Sawgrass Street NW, where luxury meets functionality. This newly constructed amazingly designed FRONT ATTACHED GARAGE home by Hopewell. The open layout welcomes you, offering MODERN UPGRADES and meticulous attention to detail. The gourmet kitchen boasts a generous size, cabinets to ceiling, exquisite quartz countertops, high-end appliances, and designer features. Imagine entertaining in the spacious dining area, adjacent to the cozy living room and large windows that invite natural light into the space. A convenient MAIN FLOOR DEN with half bath offers the perfect spot to accommodate extended family or home office. Upstairs, discover a roomy master suite &ndash; your retreat for unwinding after a long day - a stylish ensuite, and large walk-in closet. The brightly lit bonus room is perfect for movie nights or cherished family time. Completing the upper floor are two additional spacious bedrooms, a practical laundry room, and a well-appointed main bath, ensuring comfort and convenience. The unfinished basement with 9 ft ceiling, side entry is a blank canvas for your family's needs. Located on a quiet street in Sawgrass Park one of Airdrie's upcoming community, quick access to range of amenities, including school, hospital, shopping/dinning at cross iron mills, Deerfoot highway. All this with a 10-year new home warranty. Don't let this slip away, call your favorite realtor to book a showing.