



**GRASSROOTS**  
REALTY GROUP

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**1014 Sawgrass Link NW**  
**Airdrie, Alberta**

**MLS # A2245611**



**\$599,900**

<b>Division:</b>	Sawgrass Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, 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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC-50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully designed showhome in Airdrie's sought-after Sawgrass Park community. This leaseback opportunity not only offers a smart investment but a home loaded with premium upgrades and thoughtful finishes throughout. The main floor features an open-concept layout anchored by an elegant L-shaped kitchen complete with quartz countertops, stainless steel appliances, an over-the-range microwave, and rich cabinetry. A cozy dining area and stylish living space offer the perfect place to gather, while the dedicated pocket office provides a quiet nook for remote work or organization. Upstairs, you'll find three spacious bedrooms including a serene primary retreat with a walk-in closet and a luxurious 4-piece ensuite featuring dual vanities and a walk-in shower. The upper-level laundry adds everyday convenience, while the stained spindle railing adds a classic touch to the staircase. Additional upgrades include luxury vinyl plank flooring throughout the main level, upgraded carpet on the upper level, triple pane windows, air conditioning, knockdown ceilings, and a 9' foundation in the basement with developed stairs and a separate exterior entrance. The unfinished basement offers future development potential with plumbing rough-ins already in place. Outside, enjoy the curb appeal of durable Hardie board siding, low-maintenance landscaping, gemstone soffit lighting, a 20' x 21' garage-ready concrete parking pad, an 8' x 10' wood deck, and an exterior gas line ready for your future BBQ setup. Whether you're looking for a stunning place to call home down the road or a turnkey investment today, this Hopewell Residential showhome leaseback is an opportunity not to be missed.

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