



GRASSROOTS
REALTY GROUP

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

1030 Sawgrass Link NW
Airdrie, Alberta

MLS # A2263370



\$594,900

Division:	Sawgrass Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,684 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC-50
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to the Heath, a thoughtfully designed 1,686 sq ft two-storey home that offers style, function, and space for the whole family. Situated on a sunshine lot with a garage-ready 20' x 21' concrete parking pad, this home is under construction and ready for possession in late Fall or early Winter—perfect timing to move in before the new year! . This home comes with premium features like hardie board siding, which is known for its durability and low maintenance. Hardie Board is resistant to fire, moisture, and pests, it's a smart investment that protects your home while looking great for years to come. Inside, you'll find 3 bedrooms, 2.5 bathrooms, and a layout that blends open-concept living with modern finishes. The main floor showcases spindle railing, knockdown ceiling texture, and an upgraded rear L-shaped kitchen that is as functional as it is beautiful. Highlights include quartz countertops, pot lights, a chimney-style hood fan, built-in microwave, and an extra bank of drawers for added storage. The stunning two-tone cabinets elevate the design, while the open dining and living space are perfect for entertaining. The main floor even has a handy flex room perfect for a home office! Upstairs, the primary suite features a tile-to-ceiling shower surround in the ensuite, quartz counters, and a spacious layout. Two additional bedrooms and a full bathroom complete the upper level, along with convenient laundry access. This home also includes a separate side entrance and 9' foundation height—ideal for future basement development. A wet bar sink rough-in is already in place, offering potential for a suite or personalized lower-level living space. Additional features include an exterior gas line for a future BBQ—making it easy to enjoy sunny days outdoors and backyard gatherings. Located in a growing, family-friendly

community with easy access to parks, schools, and amenities, this home combines value and quality in one exceptional package.