



**GRASSROOTS**  
REALTY GROUP

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**1038 Sawgrass Link NW**  
**Airdrie, Alberta**

**MLS # A2263417**



**\$614,900**

<b>Division:</b>	Sawgrass Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,853 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<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, Separate/Exterior Entry, Unfinished	<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>	No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs		

**Inclusions:** n/a

Welcome to this beautifully crafted, home under construction in Sawgrass Park, offering exceptional flexibility, quality construction, and thoughtful upgrades throughout. Situated on a sunshine lot with a 20' x 21' garage-ready concrete parking pad, this home is designed to suit modern families—whether you're accommodating guests, working from home, or planning for future development. Built by Hopewell Residential, a trusted master builder with over 30 years of experience, this home reflects the style, craftsmanship, and real value that has made Hopewell a leader in Alberta's homebuilding industry. With over 10,000 homes built and numerous awards to their name, Hopewell is known for creating homes that truly stand the test of time. The exterior of the home features durable James Hardie Board siding, which is not only eye-catching but also known for its exceptional durability, fire resistance, and low maintenance—adding long-term value and peace of mind. Inside, the thoughtful design continues with spindle railing, knockdown ceiling texture, and quartz countertops throughout. A unique feature of this layout is the main floor bedroom paired with a full bathroom, perfect for multi-generational living, guests, or a dedicated home office. The upgraded kitchen boasts pot lights, a chimney hood fan, built-in microwave, an extra bank of drawers, and a spacious layout that opens into the living and dining areas—perfect for entertaining. Upstairs, the primary suite includes a luxurious ensuite with a tile-to-ceiling shower surround and walk-in closet. Two additional bedrooms, another full bathroom with double sinks, and laundry round out the upper floor. The 9' foundation height in the sunshine basement allows for bright future living space, and with a separate side entrance and wet bar sink rough-in, it's ready for

development into a future suite or customized lower-level layout. As an energuide builder, Hopewell takes energy efficiency seriously. This home includes triple-pane windows, low-flow toilets, high R-value insulation, electric water heater, and a high-efficiency furnace—all designed to lower your energy bills and increase year-round comfort. Additional features include an exterior gas line for a future BBQ, making your sunny backyard the perfect spot for outdoor enjoyment. Located in the vibrant and growing community of Sawgrass Park, you'll enjoy access to green spaces, future schools, recreational amenities, and the best of Airdrie living. Don't miss this opportunity to own a stylish, energy-efficient, and suite-ready home built by one of Alberta's most respected builders. Contact us today to book your private showing!