



**GRASSROOTS**  
REALTY GROUP

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**155 Sawgrass Gate NW**  
**Airdrie, Alberta**

**MLS # A2277704**



**\$579,900**

<b>Division:</b>	Sawgrass Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,719 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner 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, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to 155 Sawgrass Gate NW — a brand-new, thoughtfully designed semi-detached home situated on a large corner lot with a sun-filled south-facing backyard, no condo fees, and immediate possession available. Built by award-winning Hopewell Residential, this home offers exceptional craftsmanship, long-term value, and modern functionality in one of Airdrie's newest and most exciting communities, Sawgrass Park. The exterior showcases durable Hardie Board siding, a premium fibre-cement product known for its longevity, resistance to fire, moisture, and pests, and its ability to maintain curb appeal with minimal maintenance—an excellent long-term investment for homeowners. A 20' x 21' rear detached garage and front yard landscaping included complete the exterior package. Inside, the main floor is bright and inviting, featuring quartz countertops throughout, a paint-grade spindle railing, and a beautifully upgraded kitchen with full appliance package, chimney-style hood fan, and ample storage—perfect for everyday living and entertaining. A versatile main-floor flex room with French doors provides an ideal space for a home office, or playroom. Upstairs, you'll find three well-appointed bedrooms, a spacious bonus room, and upper-level laundry for added convenience. The primary suite is a true retreat, offering a walk-in closet and a 4-piece ensuite with dual vanities and a walk-in shower. The undeveloped basement offers incredible future potential with 9' foundation walls, a separate side entrance, and 3-piece bathroom rough-in plumbing, making it ideal for additional living space, a home gym, or future development to suit your needs (subject to municipal approvals). Located in Airdrie, Sawgrass Park is designed for modern living, with future parks, pathways, and convenient access to schools, shopping, and

major commuter routes&mdash;offering the perfect balance of community connection and everyday convenience. This is an outstanding opportunity to own a brand-new, no-condo-fee home with premium finishes, thoughtful upgrades, and immediate possession. Don&rsquo;t miss your chance to be part of this growing NW Airdrie community.