



**GRASSROOTS**  
REALTY GROUP

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**4058 Sawgrass Street NW  
Airdrie, Alberta**

**MLS # A2278645**



**\$635,000**

<b>Division:</b>	Sawgrass Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,872 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular 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>	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, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Meet THE BASIL — a beautifully designed and thoughtfully upgraded 1,872 SQ.FT. home offering 3 BEDROOMS, 2.5 BATHROOMS, an EAST-FACING BACKYARD on a SPACIOUS LOT, and a bright SUNSHINE BASEMENT. This home is ready for a QUICK POSSESSION, you can move forward with confidence knowing your next home is already ready for you. Built by BAYWEST HOMES (TRUSTED SINCE 1985), this home delivers quality craftsmanship and peace of mind with a 10-YEAR ALBERTA NEW HOME WARRANTY plus a 1-YEAR BUILDER WARRANTY. Step inside to a welcoming entryway that opens into the heart of the home—an incredible CHEF-INSPIRED KITCHEN featuring 42” WHITE CEILING-HEIGHT CABINETRY, CROWN MOLDING, UNDER-CABINET LIGHTING, QUARTZ COUNTERTOPS, a GAS RANGE, BUILT-IN MICROWAVE, and a stunning CHIMNEY HOOD FAN WITH FULL-HEIGHT TILE. The stylish TAUPE ISLAND, SILGRANITE UNDERMOUNT SINK, and the smart 4-BIN PULLOUT SYSTEM keep this space both beautiful and functional. A WALK-IN PANTRY, convenient MUDROOM STORAGE, and a tucked-away MAIN FLOOR POWDER ROOM complete the main level. Perfect for entertaining, the open-concept great room and dining area feature OVERSIZED WINDOWS and a SLIDING PATIO DOOR overlooking the backyard. Additional upgrades include a SIDE ENTRANCE, MODERN RAILINGS, TRIPLE-PANE WINDOWS, and “BASEMENT CEILINGS—ideal for future development. Upstairs, the PRIMARY RETREAT offers a spacious WALK-IN CLOSET and a luxe ensuite with DOUBLE SINKS and an OVERSIZED SHOWER. You’ll also enjoy a bright BONUS ROOM, UPSTAIRS LAUNDRY WITH EXTRA STORAGE, TWO

LARGE SECONDARY BEDROOMS, and a main bath upgraded with DUAL SINKS. Located in the growing community of SAWGRASS PARK, you'll love the nearby GREEN SPACES, WETLANDS, PARKS, and future plans for a SCHOOL and RECREATION AMENITIES. This is a MUST-SEE HOME on a QUIET STREET in a fantastic location—don't miss it!