



**533 Sawgrass Green NW
Airdrie, Alberta**

MLS # A2288743



\$639,900

Division:	Sawgrass Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	DC-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 533 Sawgrass Green — a beautifully designed and thoughtfully upgraded two-storey home offering over 1900 square feet of living space with 3 bedrooms, 2.5 bathrooms and a sunny west-facing backyard. Situated on a flat lot with plenty of additional parking across the street and a greenspace just steps away, this home combines comfort, function, and location. Built by Baywest Homes (trusted since 1985), this property offers quality craftsmanship and peace of mind, backed by a 10-Year Alberta New Home Warranty and a 1-Year Builder Warranty. Step inside to a welcoming entry that leads to the heart of the home — a chef-inspired kitchen designed to impress. Features include " white ceiling-height cabinetry with 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 island with a Silgranit under-mount sink and a smart 4-bin pullout system keeps everything organized and functional. A walk-in pantry, practical mudroom storage, and a discreet main floor powder room complete the space. The images in this listing show the actual finishes of this great home as well as images of a virtually staged home of the same layout and are marked accordingly. The open-concept great room and dining area are perfect for entertaining, highlighted by oversized windows and sliding patio doors that fill the home with natural light and open onto the west-facing backyard — ideal for enjoying evening sun. Zoned to allow for a legal suite to be added, additional upgrades include a side entrance, modern railings, triple-pane windows, and " basement ceilings, offering excellent potential for future development. Upstairs, the spacious primary retreat features a walk-in closet and a beautifully appointed ensuite with double sinks and

an oversized shower. A bright bonus room, convenient upstairs laundry with added storage, two generously sized secondary bedrooms, and a main bath with dual sinks complete the upper level. Located in the growing community of Sawgrass Park, you'll appreciate the nearby green spaces, wetlands, parks, and future plans for a school and recreation amenities. Set on a quiet street in a fantastic location, this is a must-see home that truly checks all the boxes.