



**1069 Sawgrass Link NW
Airdrie, Alberta**

MLS # A2301551



\$609,900

Division:	Sawgrass Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,702 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to 1069 Sawgrass Link NW—a brand new Hopewell-built home offering immediate possession in one of Airdrie’s most exciting communities. Thoughtfully designed with over 1,700+ sq ft above grade, this home combines modern finishes, functional living space, and the peace of mind that comes with new construction. The main floor is bright, open, and finished with durable luxury vinyl plank flooring and ‘ceilings, creating an airy and inviting feel. The kitchen is both stylish and practical, featuring quartz countertops, a central island, and ample cabinetry, all flowing seamlessly into the dining and lifestyle room. A sleek electric fireplace anchors the living space, while the rare pocket office provides the perfect work-from-home setup. The mudroom offers everyday convenience, and a gas line is already in place for your future BBQ in the sunny south-facing backyard. Upstairs, the layout is ideal for families with a spacious bonus room separating the primary suite from the secondary bedrooms. You’ll find three bedrooms, a full bathroom, and a convenient upper-floor laundry room. The primary retreat features a walk-in closet and a well-appointed ensuite with dual sinks and a walk-in shower. The undeveloped basement provides a blank canvas for future development, allowing you to customize the space to suit your needs. Completing the home is a large front attached garage and durable James Hardie siding, known for its exceptional resistance to weather, fire, and pests. Built by Hopewell Residential, a trusted builder with over 30 years of experience and more than 10,000 homes built, this property offers quality craftsmanship, thoughtful design, and long-term value. Located in Sawgrass Park, you’ll enjoy access to green spaces, wetlands, and a growing, family-friendly community. Move in and enjoy the benefits of

brand new—without the wait.