



**1078 Sawgrass Link NW  
Airdrie, Alberta**

**MLS # A2305132**



**\$569,900**

<b>Division:</b>	Sawgrass Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Cement Fiber Board, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC-50

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully designed new construction home in Sawgrass Park, offering 1,720 sq ft of thoughtfully planned living space, modern finishes, and exceptional functionality for today's lifestyle. The curb appeal stands out immediately with durable Hardie Board siding, known for its resistance to moisture, fire, and pests, as well as its low maintenance and long-term durability—an ideal choice for Alberta's changing climate. Step inside to a bright and airy main floor featuring 9' ceilings and wide-plank LVP flooring that flows seamlessly throughout. The front den with French doors and a large window creates the perfect space for a home office or quiet retreat. At the heart of the home is the upgraded kitchen, showcasing two-tone cabinetry, quartz countertops, a chimney hood fan, and a functional layout with plenty of prep and storage space—designed to both impress and perform. The open-concept dining and living areas make everyday living and entertaining effortless. Upstairs, you'll find a well-balanced layout complete with a bonus room, ideal for a second living space or family hangout. The primary suite offers a walk-in closet and a well-appointed ensuite featuring dual vanities and a walk-in shower. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete this level. The home also includes a separate side entrance to the basement and a sunshine basement, offering excellent potential for future development or suite possibilities (subject to approval). Outside, enjoy the added value of a 20' x 21' concrete parking pad and a gas line for your future BBQ setup—perfect for summer evenings. Located in the growing community of Sawgrass Park, with access to parks, pathways, and future amenities, this home is a smart choice for buyers looking for quality construction, modern design,

and long-term value.