\$574,900 - 168 Sawgrass Gate Nw, Airdrie

MLS® #A2204507

\$574,900

3 Bedroom, 3.00 Bathroom, 1,698 sqft Residential on 0.05 Acres

Sawgrass Park, Airdrie, Alberta

Welcome to your brand-new home in Sawgrass Park, Airdrie's exciting new NW community! Built by Hopewell Residentialâ€"a trusted master builder with over 30 years of experience, 10,000+ homes built, and a long list of industry awardsâ€"this beautifully designed property blends modern features, energy efficiency, and exceptional craftsmanship.

With 1,698 sq ft, 3 bedrooms, and 2.5 bathrooms, this home offers both style and functionality for today's families. The open-concept main floor features durable luxury vinyl plank flooring, stylish spindle railing, and a bright, upgraded kitchen with quartz countertops, stainless steel appliances, chimney hood fan, built-in microwave, and a second bank of drawers for extra storage. You'II love the bright den and fun flex room on this levelâ€"perfect for work, play, or creative space. The knockdown ceiling texture adds a clean, modern finish throughout. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite with a walk-in closet and a beautiful 4-piece ensuite featuring dual vanities and a walk-in shower. A cozy entertainment room offers a quiet retreat for movie nights or game time, while the additional bedrooms are ideal for kids, guests, or office space. A 4-piece main bathroom and convenient upper-floor laundry room complete the level. As an ENERGUIDE certified builder, Hopewell takes energy efficiency seriously. This home is





designed to perform with features like triple-pane windows, low-flow toilets, high R-value insulation, an electric water heater, and a high-efficiency furnaceâ€"helping reduce energy bills while providing year-round comfort. Step outside and you'II find a 21' x 20' detached garage off a paved laneway and an exterior gas line ready for your future BBQ setup. The durable Hardie Board siding is a huge bonusâ€"resistant to fire, moisture, and pests, it's a smart investment that offers long-lasting protection and curb appeal with minimal maintenance. The unfinished basement is loaded with potential, offering 9' foundation walls, a separate side entrance, and wet bar rough-inâ€"perfect for creating a legal suite, rec room, or home gym tailored to your lifestyle. Living in Sawgrass Park means enjoying a thoughtfully planned community with a 5-acre central greenspace, tranquil wetlands, parks, and future plans for schools and recreational facilities. Whether you're raising a family, exploring nature, or connecting with neighbours, this community offers a perfect balance of outdoor enjoyment and everyday convenience. This is more than just a houseâ€"it's a home built with care, in a community designed for connection.

Built in 2025

Half Baths

Essential Information

MLS®#	A2204507
Price	\$574,900
Bedrooms	3

1

Bathrooms 3.00 Full Baths 2

Square Footage 1,698

Acres 0.05

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 168 Sawgrass Gate Nw

Subdivision Sawgrass Park

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B5V2

Amenities

Parking Spaces 2

Parking Garage Door Opener, Double

of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows,

Quartz Counters, Separate Entrance

Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator,

ENERGY STAR Qualified Appliances

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished, Exterior Entry

Exterior

Exterior Features BBQ gas line Lot Description Back Lane

Roof Asphalt Shingle

Construction Wood Frame

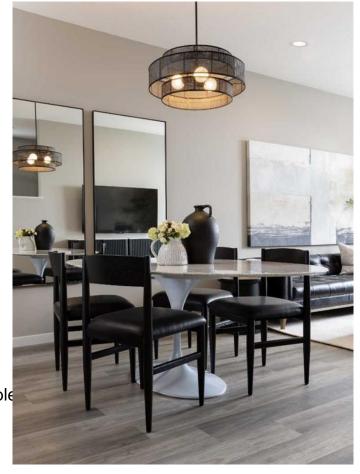
Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2025

Days on Market 32

Zoning DC-50



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