



**GRASSROOTS**

REALTY GROUP

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**1089 Sawgrass Link NW  
Airdrie, Alberta**

**MLS # A2285911**



**\$674,900**

<b>Division:</b>	Sawgrass Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,124 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air	<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>	Cement Fiber Board, 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, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to 1089 Sawgrass Link NW in the vibrant community of Sawgrass Park &mdash; a stunning Grada model by Hopewell Residential offering over 2,100 sq ft of thoughtfully designed living space and ready for immediate possession. From the moment you arrive, the curb appeal stands out with durable Hardie Board siding, modern lines, and a traditional lot with a desirable south-facing backyard &mdash; perfect for maximizing natural light and enjoying summer evenings on the future deck (complete with BBQ gas line already installed). Inside, the layout is both functional and impressive. The main floor features luxury vinyl plank flooring, knockdown ceiling texture, spindle railing, and a rare main floor bedroom with a full bathroom, ideal for guests, multi-generational living, or a private home office. The heart of the home is the upgraded kitchen, beautifully appointed with quartz countertops, contemporary cabinetry, stylish backsplash, and a spacious island overlooking the dining area and dramatic two-storey living room. The soaring open-to-below space is anchored by a sleek Allusion electric fireplace, creating a striking focal point while oversized windows flood the home with natural light. Upstairs, you&rsquo;ll find three additional bedrooms including a spacious primary retreat featuring a walk-in closet and a luxurious 5-piece ensuite with dual sinks, a deep soaker tub, and a separate shower. A generous upper family room provides the perfect flex space for movie nights, a kids&rsquo; play area, or a quiet reading lounge. Convenient upper laundry completes the level. The undeveloped basement with a separate side entrance offers incredible future potential &mdash; whether you envision additional living space, a home gym, or secondary suite possibilities (subject to municipal approval and permitting). Built by Hopewell Residential, a builder known for

quality craftsmanship and thoughtful design, this home blends modern finishes with a family-friendly floorplan in one of Airdrie's most exciting new communities. If you've been searching for a move-in-ready home with space to grow, smart design, and future flexibility — this is it.