



GRASSROOTS
REALTY GROUP

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144 Sawgrass Gate NW
Airdrie, Alberta

MLS # A2305354



\$499,900

Division:	Sawgrass Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,260 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to your brand new semi-detached home in the growing community of Sawgrass—an incredible opportunity to secure a thoughtfully designed property with a fall possession. Offering 1,260 sq.ft. of well-planned living space, this 3-bedroom, 2.5-bathroom home delivers the perfect combination of modern finishes, functionality, and long-term value. The exterior is finished in durable fibre cement (Hardie Board) siding, built to withstand Alberta's climate with superior resistance to moisture, warping, pests, and fire—while maintaining its clean, low-maintenance appearance for years to come. Completing the package is a 20' x 21' detached garage, providing ample space for parking and storage. Inside, the main floor features luxury vinyl plank flooring and a bright, open-concept layout designed for everyday living and entertaining. The upgraded kitchen is a true highlight, featuring a chimney hood fan, built-in microwave, and a modern, functional layout. A full Whirlpool appliance package is included—side-by-side fridge with ice and water in the door, electric range, dishwasher, built-in microwave, and chimney hood fan—offering both convenience and value from day one. The upgraded black interior lighting package adds a stylish, contemporary finish throughout the home. Upstairs, you'll find three well-sized bedrooms, including a primary suite complete with its own ensuite, along with the added convenience of upper floor laundry. The layout is practical and family-friendly, making it a great fit for a variety of buyers. The home also offers excellent future potential with a separate side entrance, painted basement floor, and a simplified basement rough-in—providing a strong foundation for future development. An exterior gas line is already in place for your future BBQ setup, making outdoor living easy to enjoy.

Located in Sawgrass, a community with exciting future amenities and growth ahead, this home represents a smart investment in both lifestyle and location. Secure it early and make it yours.