



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1065 Sawgrass Link NW
Airdrie, Alberta**

MLS # A2323014



\$639,900

Division:	Sawgrass Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 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		

Heating:	Forced Air	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:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to 1065 Sawgrass Link NW, a brand-new home by Hopewell Residential in Airdrie's exciting new community of Sawgrass Park. Thoughtfully designed for modern family living, this home offers over 1,800 square feet above grade, a functional open-concept layout, premium finishes, and the peace of mind that comes with new home warranty coverage. The striking Hardie Board exterior creates beautiful curb appeal, while the extra-deep double attached garage provides ample space for larger vehicles, storage, or a workshop area. Inside, you'll appreciate the bright and airy main floor featuring durable luxury vinyl plank flooring, oversized windows, and a versatile pocket office that is perfect for working from home, managing household tasks, or creating a dedicated study space. At the heart of the home is a stunning two-tone kitchen showcasing quartz countertops, modern cabinetry, a large central island, stylish hood fan, and abundant storage. The open-concept design flows seamlessly into the dining area and lifestyle room, creating the ideal setting for everyday living and entertaining. Upstairs, a central bonus room separates the primary suite from the secondary bedrooms, offering additional privacy and flexible living space for movie nights, a playroom, or home office. The spacious primary retreat features a walk-in closet and a beautifully appointed 4-piece ensuite complete with dual vanities and a walk-in shower. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the second level. The unfinished sunshine basement offers large windows and endless possibilities for future development, whether you envision additional bedrooms, a recreation room, home gym, or an extra living space. The south-facing backyard ensures an abundance of natural light throughout the home and provides the perfect canvas to create

your dream outdoor living space. Located in desirable Sawgrass Park, you'll enjoy easy access to parks, pathways, future amenities, schools, and convenient connections throughout Airdrie and Calgary. Move-in ready and beautifully finished, this is an exceptional opportunity to own a brand-new home without the wait.