



**1061 Sawgrass Link NW
Airdrie, Alberta**

MLS # A2323023



\$599,900

Division:	Sawgrass Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,738 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:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to 1061 Sawgrass Link NW, a stunning brand-new home by Hopewell Residential in the sought-after community of Sawgrass Park. Offering over 1,700 square feet above grade, a thoughtfully designed layout, premium finishes, and immediate possession, this home is ready for you to move in and enjoy. The attractive Hardie Board exterior delivers timeless curb appeal and lasting durability, while the south-facing backyard ensures an abundance of natural light throughout the home. Step inside and you'll immediately appreciate the bright, open-concept design featuring luxury vinyl plank flooring, modern finishes, and large windows that flood the space with sunshine. The heart of the home is the beautifully appointed kitchen, showcasing quartz countertops, a large central island, sleek cabinetry, stylish hood fan, and a spacious walk-in pantry. The open layout seamlessly connects the kitchen, dining area, and lifestyle room, creating the perfect space for entertaining or everyday family living. A convenient mudroom and powder room complete the main floor. Upstairs, the thoughtfully designed floor plan offers a central bonus room that separates the primary suite from the secondary bedrooms, providing additional privacy and flexible living space. The spacious primary retreat features a walk-in closet and a luxurious 5-piece ensuite complete with dual vanities, a soaker tub, and a separate walk-in shower. Two additional bedrooms, a full bathroom, and upper-floor laundry provide convenience for busy families. The unfinished sunshine basement offers large windows, a separate side entrance, and incredible future development potential. Whether you're considering additional living space, a recreation room, home gym, or future income possibilities, the layout provides flexibility to suit your needs. Outside, the south-facing backyard is ready for your personal touch.

and includes a gas line already installed for future BBQ gatherings and outdoor entertaining. Located in Airdrie's growing Sawgrass Park community, you'll enjoy convenient access to parks, pathways, future schools, amenities, and commuter routes while enjoying all the benefits of a brand-new home.