



**533 Sawgrass Green NW  
Airdrie, Alberta**

**MLS # A2326888**



**\$624,900**

<b>Division:</b>	Sawgrass Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,926 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Ready to make a move to a brand new home? Welcome to 533 Sawgrass Green &mdash; a beautifully designed and thoughtfully upgraded two-storey home offering over 1900 square feet of living space with 3 bedrooms, 2.5 bathrooms and a sunny west-facing backyard. Situated on a flat lot with plenty of additional parking across the street and a green space just steps away, this home combines comfort, function, and location. Built by Baywest Homes (trusted since 1985), this property offers quality craftsmanship and peace of mind, backed by a 10-Year Alberta New Home Warranty and a 1-Year Builder Warranty. Step inside to a welcoming entry that leads to the heart of the home &mdash; a chef-inspired kitchen designed to impress. Features include 42" white ceiling-height cabinetry with crown molding, under-cabinet lighting, quartz countertops, a gas range, built-in microwave, and a stunning chimney hood fan with full-height tile. The stylish island with a Silgranit under-mount sink and a smart 4-bin pullout system keeps everything organized and functional. A walk-in pantry, practical mudroom storage, and a discreet main floor powder room complete the space. The open-concept great room and dining area are perfect for entertaining, highlighted by oversized windows and sliding patio doors that fill the home with natural light and open onto the west-facing backyard &mdash; ideal for enjoying evening sun. Zoned to allow for a legal suite to be added, additional upgrades include a side entrance, modern railings, triple-pane windows, and 9' basement ceilings, rough-ins for a bathroom, kitchen and laundry in the basement - offering excellent potential for future development. Upstairs, the spacious primary retreat features a walk-in closet and a beautifully appointed ensuite with double sinks and an oversized shower. A bright bonus room,

convenient upstairs laundry with added storage, two generously sized secondary bedrooms, and a main bath with dual sinks complete the upper level. Located in the growing community of Sawgrass Park, you'll appreciate the nearby green spaces, wetlands, parks, and future plans for a school and recreation amenities. Set on a quiet street in a fantastic location, this is a must-see home that truly checks all the boxes.