



GRASSROOTS
REALTY GROUP

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128 Sawgrass Gate NW
Airdrie, Alberta

MLS # A2345186



\$619,900

Division:	Sawgrass Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,706 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

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, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Brand new, FULLY DEVELOPED and ready for immediate possession! Welcome to 128 Sawgrass Gate NW, a beautifully finished Hopewell Residential Rayn model offering an impressive 2,314 sq. ft. of developed living space, 5 bedrooms and 3.5 bathrooms in the growing community of Sawgrass Park. The modern farmhouse exterior creates great curb appeal, while inside, a thoughtfully designed floor plan offers plenty of flexibility for everyday family life. Durable luxury vinyl plank flooring runs throughout the main living areas, complemented by knockdown ceilings and the warm, contemporary Dark Ember designer palette. At the front of the home, a separate flex room with a French door makes an ideal home office, homework space or quiet sitting room. The heart of the home is the upgraded kitchen, featuring quartz countertops, undermount sinks, an oversized island, upgraded cabinetry, a chimney hood fan and built-in microwave. Pendant lighting adds the finishing touch, while the open layout connects the kitchen seamlessly with the dining and lifestyle rooms—an inviting space for both everyday living and entertaining. Upstairs, the spacious entertainment room provides a second living area for movie nights, gaming or a kids' hangout. Three bedrooms are located on this level, including the primary retreat with a walk-in closet and private ensuite featuring dual sinks, quartz countertops and a walk-in shower with tile surround to the ceiling. A second full bathroom and conveniently located laundry complete the upper floor. One of the biggest advantages of this home is that the basement is already professionally developed. With 9' foundation walls, the lower level adds two more bedrooms, a recreation/living room, 4-PIECE BATHROOM, WET BAR, and separate laundry. A side entrance and an added door at the basement stairwell provide additional

separation and flexibility for extended family, older children or guests. With five bedrooms and 3.5 bathrooms in total, this home offers an exceptional amount of finished space without waiting for future basement construction. Additional features include durable HARDIE BOARD SIDING, energy-efficient triple-pane windows, CAT6 wiring, a BBQ gas line, solar-ready electrical rough-in and EnerGuide certification. Hardie Board is an excellent choice for Alberta's climate, offering enhanced durability and resistance to moisture, fire, pests and changing weather conditions, while also providing the attractive look of traditional siding with relatively low maintenance. Outside, you'll also appreciate the 20' x 21' rear semi-detached garage. The home is ideally positioned near the future community centre, playfields and school site planned for Sawgrass Park. Built by Hopewell Residential, the Rayn combines thoughtful design, energy-conscious construction and quality finishes in a home that is completely finished from top to bottom. No construction timeline, no basement project and no waiting—just move in and enjoy your brand-new home in Sawgrass Park.