



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1094 Sawgrass Link NW
Airdrie, Alberta

MLS # A2345621

\$579,900

Division:	Sawgrass Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,854 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
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:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to 1094 Sawgrass Link NW, a beautifully finished Almer by Hopewell Residential offering 1,850 sq. ft., 3 bedrooms, 2.5 bathrooms and a thoughtfully designed floor plan with plenty of room for everyday family life. The Urban Farmhouse exterior creates great curb appeal, while Hardie Board siding, a side entrance and energy-conscious construction add lasting value. Inside, the main floor feels bright, modern and spacious with durable luxury vinyl plank flooring and a versatile front flex room that makes an ideal home office, playroom or quiet sitting area. Continue into the open-concept living and dining spaces where large windows bring in plenty of natural light. The kitchen is a standout, featuring an upgraded layout with two-tone cabinetry in Cassis and Sea Salt finishes, quartz countertops, a Blanco Precis undermount sink, matte black Delta faucet, chimney hood fan, built-in microwave, walk-in pantry and an oversized eating bar with room for the whole family. Additional pot lights and contemporary matte black hardware complete the clean, modern look. Upstairs, the expanded floor plan offers even more usable living space. At the centre is a generous entertainment room, perfect for movie nights, a kids' hangout or a second family room. The primary bedroom includes a large walk-in closet and private ensuite with dual sinks and a shower with tile extended to the ceiling. Two additional bedrooms, another full bathroom and a convenient upper-floor laundry closet complete this level. The sunshine basement features 9' foundation walls, an enlarged rear window, painted floor and rough-ins ready for future development. A separate side entrance adds flexibility for how the lower level could be used in the future. Outside, an exterior gas line is ready for your future BBQ, and the garage pad includes an EV charger rough-in. The home is also solar-ready and

includes CAT6 wiring in the primary bedroom, lifestyle room and entertainment room. Built with efficiency in mind, this EnerGuide-certified home also features triple-pane windows and is located near Sawgrass Park's future community centre, playfields and school site. With a functional family-friendly layout, stylish designer selections and thoughtful upgrades already included, 1094 Sawgrass Link NW is move-in ready and waiting to be enjoyed.