



GRASSROOTS
REALTY GROUP

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521 Sawgrass Green NW
Airdrie, Alberta

MLS # A2346150



\$729,900

Division:	Sawgrass Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Siding	Zoning:	DC-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to the Rossa by Hopewell Residential, a beautifully designed home in the growing community of Sawgrass Park. Offering 3 bedrooms, 2.5 bathrooms and an impressive open-concept design, this home combines thoughtful functionality with elevated finishes throughout. The main floor begins with a versatile front flex room—perfect for a home office, playroom or quiet sitting area—before opening into the heart of the home. The upgraded kitchen features an enhanced layout with upgraded cabinetry, quartz countertops, a Blanco Precis undermount sink, champagne bronze faucet, glass chimney hood fan, built-in microwave and a large central island. Luxury vinyl plank flooring carries through the main living areas, while additional pot lights and stylish gold-and-white lighting add a warm, contemporary feel. The real showstopper is the two-storey lifestyle room, where soaring ceilings and a dramatic 50" electric fireplace with a full-height surround create an incredible focal point. Large windows bring in plenty of natural light, and the adjoining dining area makes this an ideal layout for both everyday family life and entertaining. Upstairs, an open spindle railing overlooks the living space below and leads to a generous entertainment room, providing a second comfortable gathering space. The primary bedroom offers plenty of room to unwind and includes a walk-in closet and private ensuite with dual sinks and a tiled shower extended to the ceiling. Two additional bedrooms, both with walk-in closets, a full bathroom and convenient upper-floor laundry complete this level. The unfinished basement has been planned with future development in mind, featuring 9' foundation walls, additional windows, plumbing rough-ins and a separate side entrance. Other thoughtful additions include a BBQ gas line, gas line rough-in for a future range, CAT6

wiring in multiple rooms, media wiring, an EV charger rough-in and solar-ready electrical rough-in. Triple-pane windows and EnerGuide certification add to the home's energy-conscious design. Outside, the Urban Craftsman-inspired exterior is finished with durable Hardie Board siding, and the attached double garage completes the package. Located in Sawgrass Park, this brand-new home offers a fresh, modern design with the space and flexibility today's families are looking for. 521 Sawgrass Green NW is move-in ready and waiting to welcome its first owners.