



THE
A-TEAM

**RE/MAX
FIRST**

171 SAWGRASS Gate, Airdrie T4B4J6

MLS®#: **A2170551**

Area: **Sawgrass Park**

Listing Date: **10/04/24**

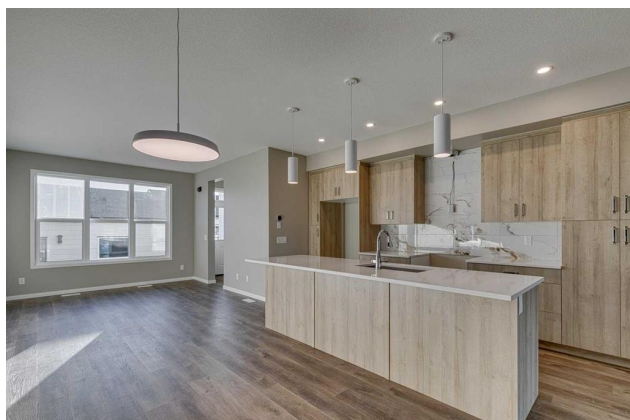
List Price: **\$569,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,484

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,484

Lot Information

Lot Sz Ar:

2,390 sqft

Lot Shape:

DOM

78

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Interior Lot,Rectangular Lot

Alley Access,Double Garage Detached,Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **ENERGY STAR Qualified Equipment,Forced Air,Natural Gas**

Sewer: **BBQ gas line**

Ext Feat:

Construction:

Cement Fiber Board,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,ENERGY STAR Qualified Appliances,Garage Control(s),Microwave,Range Hood,Refrigerator

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`2" x 11`7"
Kitchen	Main	15`9" x 9`4"
Mud Room	Main	5`9" x 5`6"
4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`1" x 8`3"
4pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	15`9" x 8`4"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	12`6" x 11`6"
Loft	Upper	8`7" x 6`1"
Bedroom	Upper	10`1" x 8`3"
Laundry	Upper	5`11" x 4`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

0

Remarks

Pub Rmks:

Here's your opportunity to own a beautifully crafted, new construction home in SAWGRASS PARK, Airdrie's newest NW community. Built by Hopewell Residential, a trusted master builder with over three decades of experience, this home is a perfect blend of style, quality, and thoughtful design. With more than 10,000 homes built and numerous awards to their name, Hopewell is committed to creating homes that bring real value to homeowners—like you. This home comes with premium features like HARDIE BOARD SIDING, known for its durability and low maintenance. Hardie Board is resistant to fire, moisture, and pests, it's a smart investment that protects your home while looking great for years to come. Inside QUARTZ countertops and KNOCKDOWN CEILINGS throughout add a touch of elegance to the modern design. The main floor even features 9' ceilings, giving the space an open and airy feeling. The upgraded kitchen is a chef's dream, with a CHIMNEY HOOD FAN, built-in microwave, undermount sink, pot lights, and plenty of space for culinary creations. It's perfect for gathering with family and friends, ensuring you're always part of the action. Being an ENERGUIDE BUILDER, Hopewell takes energy efficiency seriously. Every home is designed to optimize energy performance with features like TRIPLE PANE WINDOWS, low-flow toilets, high R-value insulation, electric water heaters, and a HIGH EFFICIENCY FURNACE. These smart solutions help reduce energy bills and create a comfortable living environment all year round. For added convenience, this home comes equipped with tech-savvy features like a WiFi-enabled Ring doorbell, thermostat, and garage door opener, allowing you to manage your home with ease. The basement has a 9' foundation and includes a SEPARATE SIDE ENTRANCE along with ROUGH INS FOR A FUTURE WET BAR and bathroom, giving you flexibility for future development. A DOUBLE DETACHED GARAGE is a real bonus to this new home, keeping your vehicles covered all winter long. FRONT LANDSCAPING is also included with your new home! Sawgrass Park is designed for connection and outdoor living. Whether you're taking a stroll through the 5-acre central greenspace, exploring the wetlands and parks, or enjoying the future school and recreational facilities, this community offers endless family-friendly fun. This home truly offers the best of both worlds—modern amenities and energy-saving features, all within a vibrant, family-oriented community. It's not just a house, it's a lifestyle—and it's worth the wait!

Inclusions:
Property Listed By:

N/A
Yates Real Estate Ltd

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





