



THE
A-TEAM

**RE/MAX
FIRST**

1022 SAWGRASS Link, Airdrie T4B4J6

MLS®#: **A2170654** Area: **Sawgrass Park** Listing Date: **10/04/24** List Price: **\$588,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,837 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,515**
 Low Sqft:
 Ttl Sqft: **1,515**

DOM

47
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **ENERGY STAR Qualified Equipment,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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,Microwave,Range Hood,Refrigerator**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`0" x 12`7"	Dining Room	Main	8`5" x 12`7"
Kitchen	Main	11`3" x 12`7"	Office	Main	7`5" x 11`7"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom	Upper	9`8" x 9`3"
Bedroom	Upper	9`8" x 9`3"	Bedroom - Primary	Upper	12`6" x 11`7"
4pc Ensuite bath	Upper		4pc Bathroom	Upper	

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0**

Zoning: **R1**

Remarks

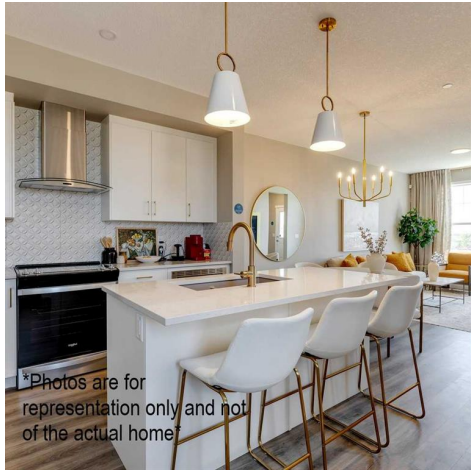
Pub Rmks: **Here's your opportunity to own a beautifully crafted, new construction home in SAWGRASS PARK, Airdrie's newest NW community. Built by Hopewell Residential, a trusted master builder with over three decades of experience, this home is a perfect blend of style, quality, and thoughtful design. 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, which is 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 EFFICENCY 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 and thermostat 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. 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: **N/A**
 Property Listed By: **Yates Real Estate Ltd**

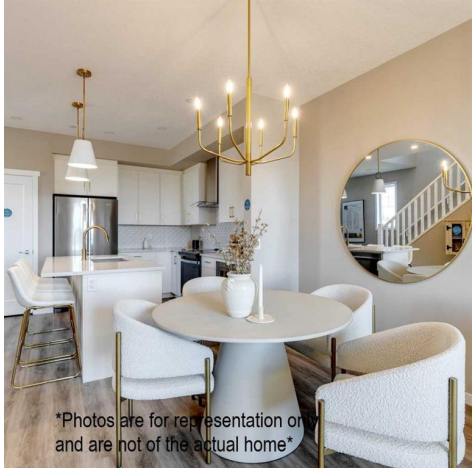
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



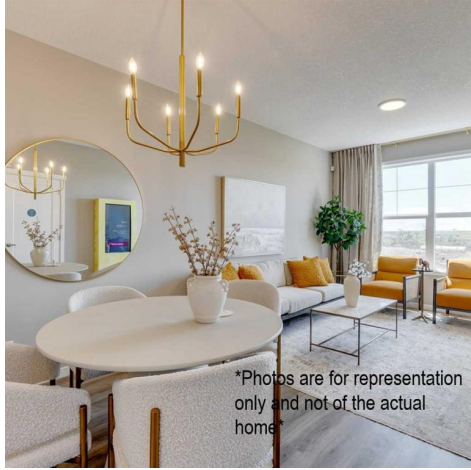
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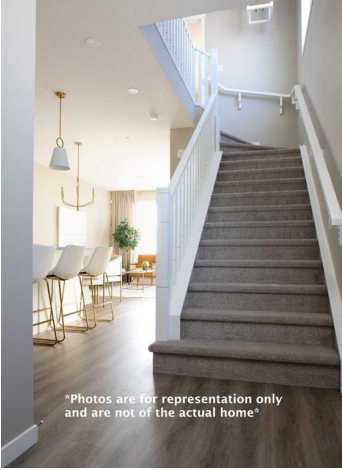
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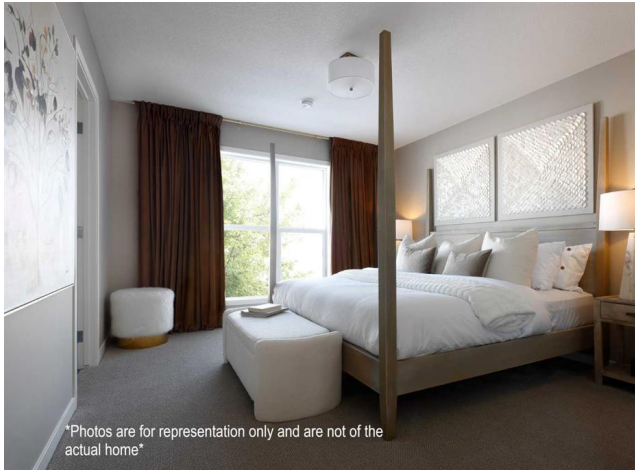
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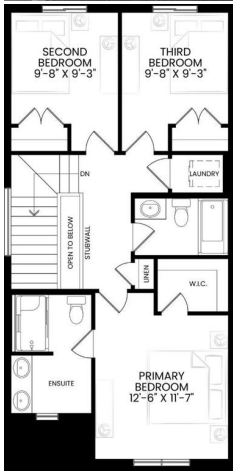
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Hopewell CURATED PALETTE

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- Cabinets: Cabinets: Flat Paint "Wool"
- Cabinet Hardware: RVS 128 800 Brushed Nickel
- Solid Surface Counter Tops: Jade Stone, White Rock
- Kitchen Wall Tile: Ceramic, Travertine, Stone, Acid Matrix
- Bathroom Wall Tile: Ceramic, Travertine, Stone, Acid Matrix
- Hardwood Flooring: Duke Sails Series, Satin
- Hopewell: Suite White Lighting Package
- Cupart: Brackets, Coy An Antique Contemporary
- Wall Paint: Cloverdale, Wool CA 028
- Trim Paint: Cloverdale, Pale Sisal OW 155
- Faucet: Franke's Responder Full-Flow, Chrome
- American Standard: Evolution, White Porcelain Sink

Great things, all within grasp. Great is within grasp here, but plenty of natural beauty is too. From a 5-acre central greenway, wetlands and tranquil ponds to mountain views, a future school and exciting recreational facilities, Sawgrass Park will be here to glory of family-friendly fun.



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