

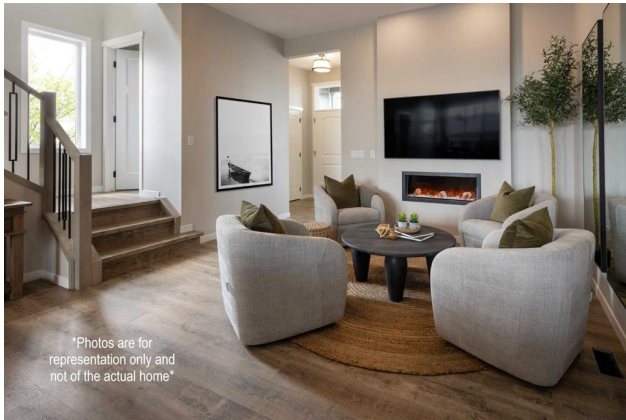


THE
A-TEAM

**RE/MAX
FIRST**

1018 SAWGRASS Link, Airdrie T4B4J6

MLS®#: **A2172402** Area: **Sawgrass Park** Listing Date: **10/10/24** List Price: **\$599,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



Photos are for representation only and not of the actual home

General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,842 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,716**
 Low Sqft:
 Ttl Sqft: **1,716**

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,ENERGY STAR Qualified Appliances,Microwave Hood Fan,Refrigerator**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`8" x 12`7"	Dining Room	Main	9`6" x 12`5"
Kitchen	Main	13`11" x 12`5"	Flex Space	Main	9`4" x 9`6"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	11`8" x 12`4"
Bedroom	Upper	10`0" x 9`3"	Bedroom	Upper	10`0" x 9`3"
Family Room	Upper	10`2" x 9`3"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0

Remarks

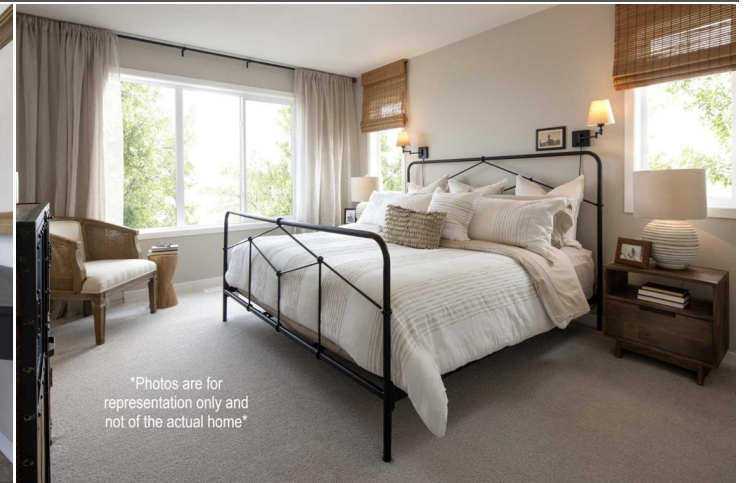
Pub Rmks:

This is your chance to own a beautifully designed, brand-new construction home in Sawgrass Park, Airdrie's newest NW community. Built by Hopewell Residential, a trusted master builder with over 30 years of experience, this home showcases exceptional craftsmanship and thoughtful design. With over 10,000 homes built and numerous awards, Hopewell is committed to providing homeowners with lasting value and quality they can trust. The exterior of this home features HARDIE BOARD SIDING, an incredibly durable, low-maintenance material that's resistant to fire, moisture, and pests—giving you peace of mind and curb appeal that lasts for years. Inside, the home is packed with premium finishes, including QUARTZ COUNTERTOPS and KNOCKDOWN CEILINGS throughout, creating a stylish and modern feel from the moment you walk in. The main floor offers a spacious, open concept with 10' CEILINGS, making the space feel even more airy and inviting. The upgraded kitchen is perfect for both cooking and entertaining, featuring stainless steel appliances, undermount sink, and sleek pot lights that add to the modern ambiance. You'll love gathering here with family and friends, as the kitchen layout ensures you're always part of the fun. As an EnerGuide Builder, Hopewell prioritizes energy efficiency, ensuring that every home is built to optimize performance. This includes features like TRIPLE PANE WINDOWS, high R-value insulation, low-flow toilets, electric water heaters, and a HIGH EFFICENCY FURNACE. These smart solutions keep energy costs down while creating a comfortable, eco-friendly living environment year-round. The tech-forward design includes a WiFi-enabled Ring doorbell and smart thermostat, allowing you to manage your home with ease from anywhere. With a 9' foundation in the basement, a SEPARATE SIDE ENTRANCE, and rough-ins for a future wet bar and bathroom, the lower level offers endless potential for customization to suit your needs. Living in Sawgrass Park means more than just a beautiful home—it's about being part of a vibrant, family-friendly community. With a 5-acre central greenspace, tranquil wetlands, parks, and future plans for a school and recreational facilities, there's something for everyone. Whether you're strolling through nature or connecting with neighbors, this community offers a perfect blend of outdoor enjoyment and convenience. This home provides the ideal combination of modern features, energy efficiency, and community living. It's more than just a house—it's the lifestyle you've been waiting for!

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



Hopewell[®]

CURATED PALETTE

sea salt



- 1. Cabinets- Cabinets: Flat panel "Sea Salt"
- 2. Cabinet Hardware: 1535-228-079 Granite
- 3. Solid Surface Counter Top: Jade Stone, Dark
- 4. Kitchen Wall Tile: American Ocean, Tintless Marble Matte 12x24
- 5. Bathroom Wall Tile: Cerata Essentials, Grege Glass 3x6
- 6. Hard Surface Flooring: Evoke Solo Series, No
- 7. Hopewell Matte White Lighting Package
- 8. Carpet: Stratus, Cool Ambience, Cooledown Brown
- 9. Hard Surface Flooring: Tile: Trestle Oaks 12" x 24" "Loft Space"
- 10. Wall Panel: Cloverdale, Smokey
- 11. Trim Panel: Cloverdale, Mercury 2060
- 12. Faucet: Frontier Washkeeper Pk6 Glass, Chrome
- 13. American Standard: Evolution, White Pedestal Sink

