



THE
A-TEAM

**RE/MAX
FIRST**

1018 SAWGRASS Link, Airdrie T4B4J6

MLS®#: **A2172402**

Area: **Sawgrass Park**

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

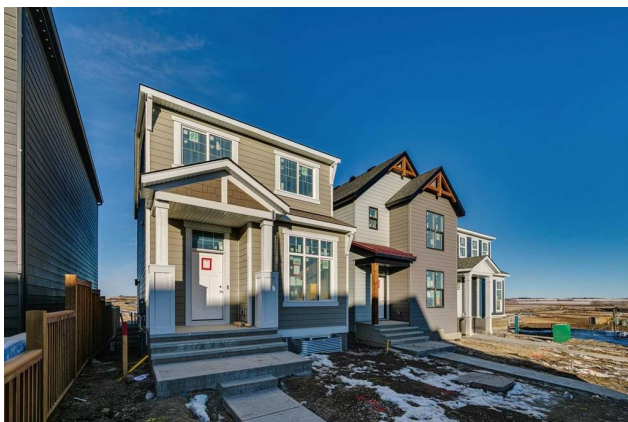
List Price: **\$599,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
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

103
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**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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 Hood Fan,Refrigerator**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

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

Room	Level	Dimensions
Dining Room	Main	9`6" x 12`5"
Flex Space	Main	9`4" x 9`6"
Bedroom - Primary	Upper	11`8" x 12`4"
Bedroom	Upper	10`0" x 9`3"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

2412570

Remarks

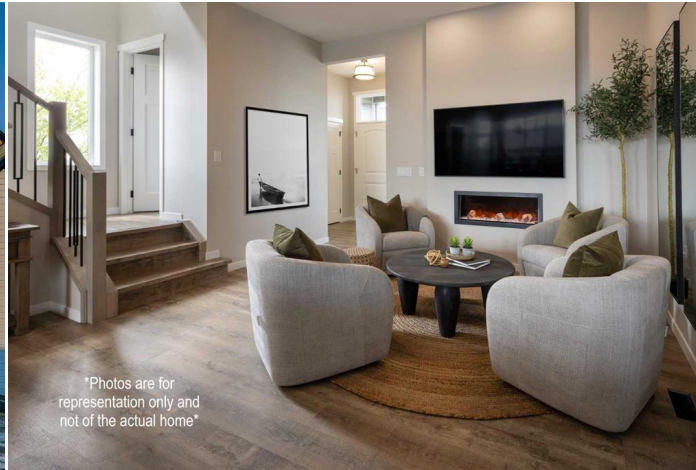
Pub Rmks:

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



Photos are for representation only and not of the actual home



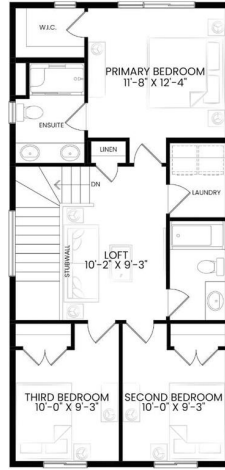
Photos are for representation only and not of the actual home



Photos are for representation only and not of the actual home



Photos are for representation only and not of the actual home



Hopewell CURATED PALETTE sea salt

- Cabinets
- Cabinet Hardware
- Solid Surface Counter
- Kitchen Wall Tile
- Backsplash Wall Tile
- Hardwood Flooring
- Carpet
- Hard Surface Flooring Tile
- Wall Paper
- Free Paint
- Free Paint
- Free Paint
- Free Paint

laminated sea salt

wall paint

free paint

CA032 Smokey
8260 Mercury

1. Cabinets- Cabinets: Flat panel "Sea Salt"
2. Cabinet Hardware: H639 324 SPS Graphite
3. Solid Surface Counter: Topo Cash Stone, Chara
4. Kitchen Wall Tile: American Clay, Emerald Marble Matte 12x12
5. Backsplash Wall Tile: Ceramic Essentials, Grey Glass 3x6
6. Hardwood Flooring: Livestock Sells, Sardinia, Rio
7. Hopewell Matte White Lighting Package
8. Carpet: Ecoterra, Gray Jetstream, Cuddle Green
9. Hard Surface Flooring Tile: Tavelin Oaks 12" x 24", "Loft Space"
10. Wall Paper: Climaterra, Smokey
11. Free Paint: Climaterra, Mercury 8260
12. Free Paint: Freshline Washable Put down, Chrome
13. American Standard: Evolution, White Pedestal Sink