



THE
A-TEAM

**RE/MAX
FIRST**

167 SAWGRASS Gate, Airdrie T4B4J6

MLS® #: **A2172466** Area: **Sawgrass Park** Listing Date: **10/10/24** List Price: **\$584,900**
 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**
 Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area
 City/Town: **Airdrie** Abv Sqft: **1,698**
 Year Built: **2025** Low Sqft:
Lot Information Ttl Sqft: **1,698**
 Lot Sz Ar: **2,387 sqft**
 Lot Shape:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Alley Access, Double Garage Detached, Garage Door Opener**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

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, Garage Control(s), Microwave, Range Hood, Refrigerator**
 Int Feat: **No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`7" x 11`7"	Dining Room	Main	10`0" x 11`7"
Office	Main	10`0" x 5`6"	Kitchen	Main	14`3" x 11`5"
Flex Space	Main	8`7" x 9`5"	Bedroom - Primary	Upper	12`0" x 11`9"
Bedroom	Upper	10`2" x 8`4"	Bedroom	Upper	10`2" x 8`5"
Family Room	Upper	10`2" x 11`9"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"

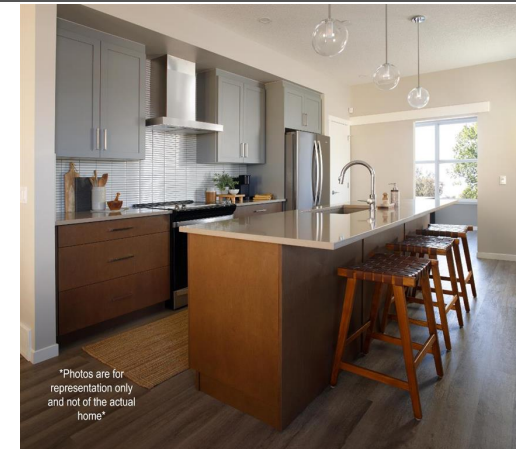
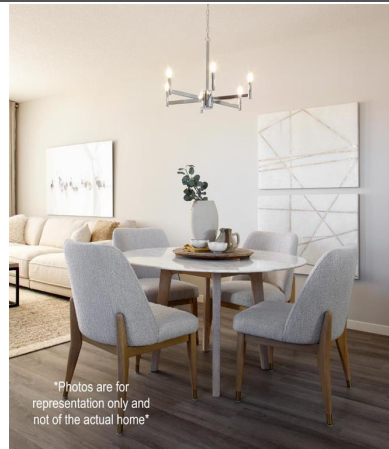
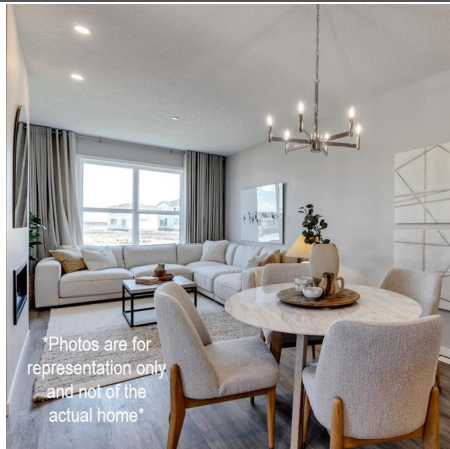
Title: **Fee Simple**
 Zoning: **r2**
 Legal Desc: **0**

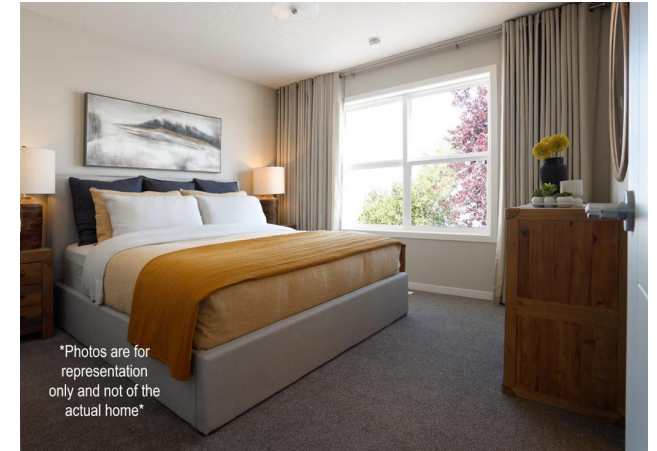
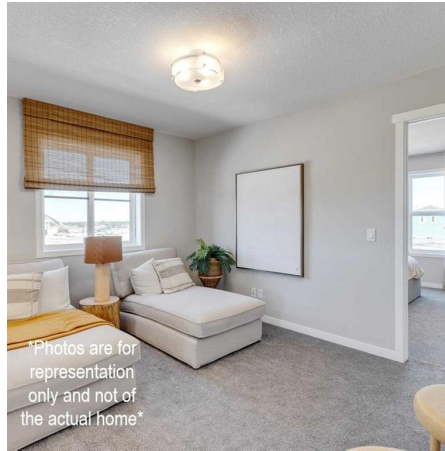
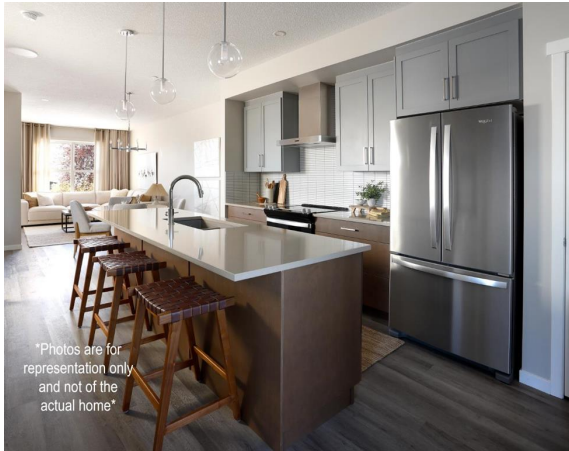
Remarks

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. Your front yard will also be LANDSCAPED with this home! 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 9' CEILINGS, making the space feel even more airy and inviting. 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. 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: **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





Great things, all within grasp.

Great is within grasp here, but plenty of natural beauty is too. From a 5-acre central green space, wetlands and meadow park to an aquatic center, a future school and exciting entertainment facilities, Sawgrass Park will be close to plenty of things to love.

