



THE
A-TEAM

**RE/MAX
FIRST**

167 SAWGRASS Gate, Airdrie T4B4J6

MLS®#: **A2172466**

Area: **Sawgrass Park**

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

List Price: **\$574,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 12-Nov**

Association: **Fort McMurray**



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:

Ttl Sqft:

1,698

Lot Information

Lot Sz Ar:

2,387 sqft

Lot Shape:

DOM

72

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

Alley Access,Double Garage Detached,Garage Door Opener

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,Garage Control(s),Microwave,Range Hood,Refrigerator

Int Feat:

No Animal Home,No Smoking Home,Quartz Counters

Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|--------------|----------------------|
| Living Room | Main | 12`7" x 11`7" |
| Office | Main | 10`0" x 5`6" |
| Flex Space | Main | 8`7" x 9`5" |
| Bedroom | Upper | 10`2" x 8`4" |
| Family Room | Upper | 10`2" x 11`9" |
| 4pc Bathroom | Upper | 0`0" x 0`0" |

| Room | Level | Dimensions |
|--------------------------|--------------|----------------------|
| Dining Room | Main | 10`0" x 11`7" |
| Kitchen | Main | 14`3" x 11`5" |
| Bedroom - Primary | Upper | 12`0" x 11`9" |
| Bedroom | Upper | 10`2" x 8`5" |
| 2pc Bathroom | Main | 0`0" x 0`0" |
| 4pc Ensuite bath | Upper | 0`0" x 0`0" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
r2

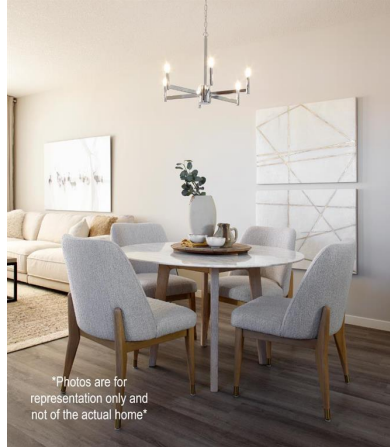
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Remarks

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



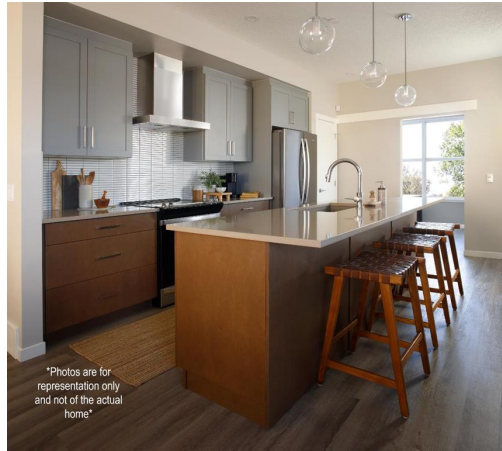
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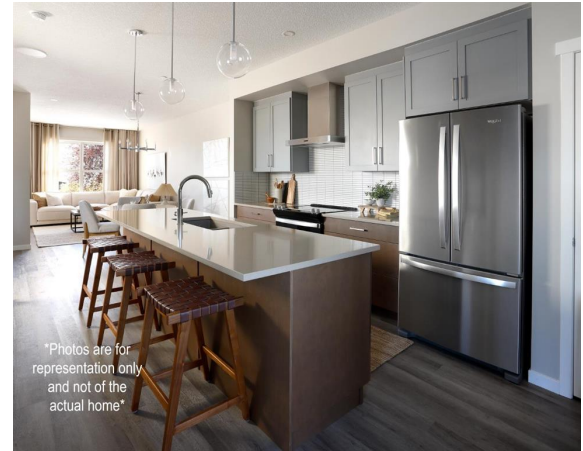
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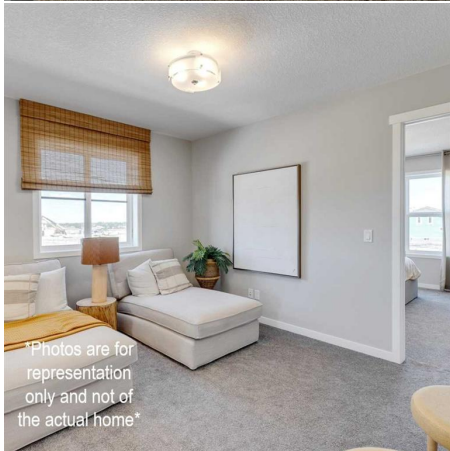
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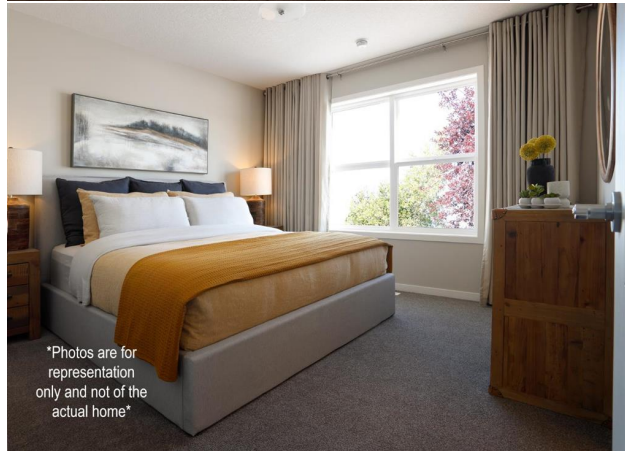
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Great things, all within grasp.

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



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