



THE
A-TEAM

**RE/MAX
FIRST**

180 SAWGRASS Gate, Airdrie T4B5V2

MLS®#: **A2204578**

Area: **Sawgrass Park**

Listing Date: **03/21/25**

List Price: **\$549,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,484

Year Built:

2025

Low Sqft:

Lot Information

Ttl Sqft:

1,484

Lot Sz Ar:

2,412 sqft

Lot Shape:

DOM

15

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Back Lane

Lot Feat:

Double Garage Detached,Garage Door Opener

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,ENERGY STAR Qualified Appliances,Microwave,Range Hood,Refrigerator

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`2" x 11`7"	Dining Room	Main	15`9" x 8`4"
Kitchen	Main	15`9" x 9`4"	Mud Room	Main	5`9" x 5`6"
Bedroom - Primary	Upper	12`6" x 11`6"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`1" x 8`3"	Bedroom	Upper	10`1" x 8`3"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
Laundry	Upper	5`11" x 4`3"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC-50

2412570

Remarks

Pub Rmks: **Welcome to this thoughtfully designed 1,484 sq ft home in Sawgrass Park, Airdrie's newest NW community where everyday convenience meets the beauty of nature. Built by Hopewell Residential, one of Alberta's most trusted and award-winning builders, this home combines quality construction, energy efficiency, and family-friendly living. From the moment you arrive, the HARDIE BOARD SIDING sets the tone with its modern curb appeal and reputation for long-lasting durability. Step inside to a bright and open main floor featuring luxury vinyl plank flooring, knockdown ceiling texture, and a well-planned layout designed for both entertaining and everyday comfort. The upgraded kitchen is as functional as it is beautiful, with QUARTZ countertops, stainless steel appliances, a CHIMNEY HOOD FAN, built-in microwave, and a second bank of drawers for added storage. Whether you're preparing weeknight meals or hosting friends, this space delivers. Upstairs, you'll find three generously sized bedrooms, including a private primary retreat with a walk-in closet and 4-piece ensuite. A functional LOFT space, laundry closet, and full main bathroom are thoughtful touches that create a warm, welcoming vibe. Need more space in the future? The basement is ready for your vision—complete with 9' foundation walls, a SEPERATE SIDE ENTRANCE, and WET-BAR ROUGH IN, offering exciting potential for a legal suite, media room, or personalized family space. Step outside to your 21' x 20' DETACHED GARAGE, and enjoy the convenience of a gas line hookup for future BBQs and summer nights spent in the backyard. Sawgrass Park is all about connection—featuring a 5-acre central greenspace, beautiful wetlands, and plans for schools and recreation facilities that make it the ideal place to plant roots. Whether you're heading into Calgary or exploring the growing amenities in Airdrie, everything is within easy reach. This is your opportunity to own a brand-new home with timeless features in a vibrant, growing community. Schedule your private showing today!**

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



