

163 Sawgrass Gate NW
Airdrie, Alberta

MLS # A2178374



\$599,900

Division:	Sawgrass Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this QUICK POSSESSION home in Sawgrass Park, Airdrie! Move in ready by December 9th. This detached home comes with premium features like HARDIE BOARD SIDING, which is known for its durability and low maintenance. Hardie Board is resistant to fire, moisture, and pests, it's a smart investment that protects your home while looking great for years to come. Built on a spacious CORNER LOT with a SOUTH FACING BACK YARD, you can't beat the location. The REAR DETACHED GARAGE is ready to keep you warm this winter and in no time you will be ready for BBQ season and the gas line to the future deck will make this even better. The basement has a separate foundation and includes a SEPARATE SIDE ENTRANCE giving you flexibility for future development. Inside QUARTZ countertops and KNOCKDOWN CEILINGS throughout add a touch of elegance to the modern design. The main floor even features drop ceilings, giving the space an open and airy feeling. The upgraded kitchen is a chef's dream, with a CHIMNEY HOOD FAN, built-in microwave, undermount sil granite 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. Working from home has never been easier with a bright MAIN FLOOR OFFICE. As you head upstairs you will notice the sunny windows and spindle railing, gorgeous upgrades. The primary bedroom offers lots of space, a walk in closet and spacious ensuite with dual vanities and walk in shower. Upstairs laundry makes this chore just a little easier, and bedrooms 2 and 3 are an ideal size. Being an ENERGUIDE BUILDER, Hopewell takes energy efficiency seriously. Every home is designed to optimize energy performance with features like TRIPLE PANE WINDOWS, low-flow

toilets, high R-value insulation, electric water heaters, and a HIGH EFFICENCY FURNACE. These smart solutions help reduce energy bills and create a comfortable living environment all year round. For added convenience, this home comes equipped with tech-savvy features like a WiFi-enabled Ring doorbell and thermostat allowing you to manage your home with ease. FRONT LANDSCAPING is also included with your new home! Sawgrass Park is designed for connection and outdoor living. Whether you're taking a stroll through the 5-acre central greenspace, exploring the wetlands and parks, or enjoying the future school and recreational facilities, this community offers endless family-friendly fun. This home truly offers the best of both worlds—modern amenities and energy-saving features, all within a vibrant, family-oriented community. Run don't walk, this one won't last long!