

\$549,900 - 180 Sawgrass Gate Nw, Airdrie

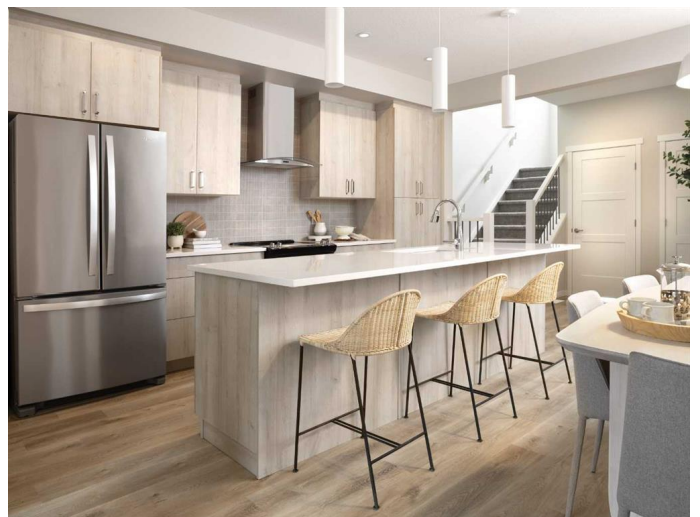
MLS® #A2204578

\$549,900

3 Bedroom, 3.00 Bathroom, 1,484 sqft
Residential on 0.06 Acres

Sawgrass Park, Airdrie, Alberta

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!

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2204578 |
| Price | \$549,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,484 |
| Acres | 0.06 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 180 Sawgrass Gate Nw |
| Subdivision | Sawgrass Park |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B5V2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances | Dishwasher, Electric Range, ENERGY STAR Qualified Appliances, Microwave, Range Hood, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | BBQ gas line |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 15 |
| Zoning | DC-50 |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | Yates Real Estate Ltd |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.