# \$599,900 - 1014 Sawgrass Link Nw, Airdrie

MLS® #A2245611

### \$599,900

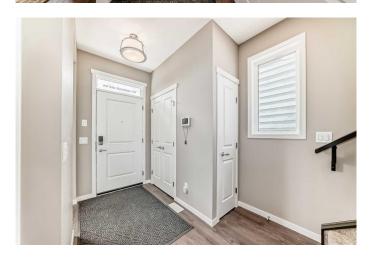
3 Bedroom, 3.00 Bathroom, 1,523 sqft Residential on 0.07 Acres

Sawgrass Park, Airdrie, Alberta

Welcome to this beautifully designed showhome in Airdrie's sought-after Sawgrass Park community. This leaseback opportunity not only offers a smart investment but a home loaded with premium upgrades and thoughtful finishes throughout. The main floor features an open-concept layout anchored by an elegant L-shaped kitchen complete with quartz countertops, stainless steel appliances, an over-the-range microwave, and rich cabinetry. A cozy dining area and stylish living space offer the perfect place to gather, while the dedicated pocket office provides a quiet nook for remote work or organization. Upstairs, you'II find three spacious bedrooms including a serene primary retreat with a walk-in closet and a luxurious 4-piece ensuite featuring dual vanities and a walk-in shower. The upper-level laundry adds everyday convenience, while the stained spindle railing adds a classic touch to the staircase. Additional upgrades include luxury vinyl plank flooring throughout the main level, upgraded carpet on the upper level, triple pane windows, air conditioning, knockdown ceilings, and a 9' foundation in the basement with developed stairs and a separate exterior entrance. The unfinished basement offers future development potential with plumbing rough-ins already in place. Outside, enjoy the curb appeal of durable Hardie board siding, low-maintenance landscaping, gemstone soffit lighting, a 20' x 21' garage-ready concrete parking pad, an 8' x 10'







wood deck, and an exterior gas line ready for your future BBQ setup. Whether you're looking for a stunning place to call home down the road or a turnkey investment today, this Hopewell Residential showhome leaseback is an opportunity not to be missed.

#### Built in 2024

#### **Essential Information**

MLS® # A2245611 Price \$599,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,523 Acres 0.07 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 1014 Sawgrass Link Nw

Subdivision Sawgrass Park

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B5V2

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Interior Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 4th, 2025

Days on Market 86

Zoning DC-50

## **Listing Details**

Listing Office Yates Real Estate Ltd

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.