

\$614,900 - 1038 Sawgrass Link Nw, Airdrie

MLS® #A2263417

\$614,900

4 Bedroom, 3.00 Bathroom, 1,853 sqft

Residential on 0.06 Acres

Sawgrass Park, Airdrie, Alberta

Welcome to this beautifully crafted, home under construction in Sawgrass Park, offering exceptional flexibility, quality construction, and thoughtful upgrades throughout. Situated on a sunshine lot with a 20' x 21' garage-ready concrete parking pad, this home is designed to suit modern families—whether you're accommodating guests, working from home, or planning for future development. Built by Hopewell Residential, a trusted master builder with over 30 years of experience, this home reflects the style, craftsmanship, and real value that has made Hopewell a leader in Alberta's homebuilding industry. With over 10,000 homes built and numerous awards to their name, Hopewell is known for creating homes that truly stand the test of time. The exterior of the home features durable James Hardie Board siding, which is not only eye-catching but also known for its exceptional durability, fire resistance, and low maintenance—adding long-term value and peace of mind. Inside, the thoughtful design continues with spindle railing, knockdown ceiling texture, and quartz countertops throughout. A unique feature of this layout is the main floor bedroom paired with a full bathroom, perfect for multi-generational living, guests, or a dedicated home office. The upgraded kitchen boasts pot lights, a chimney hood fan, built-in microwave, an extra bank of drawers, and a spacious layout that opens into the living and dining areas—perfect for entertaining. Upstairs, the primary suite



includes a luxurious ensuite with a tile-to-ceiling shower surround and walk-in closet. Two additional bedrooms, another full bathroom with double sinks, and laundry round out the upper floor. The 9' foundation height in the sunshine basement allows for bright future living space, and with a separate side entrance and wet bar sink rough-in, it's ready for development into a future suite or customized lower-level layout. As an energuide builder, Hopewell takes energy efficiency seriously. This home includes triple-pane windows, low-flow toilets, high R-value insulation, electric water heater, and a high-efficiency furnace—all designed to lower your energy bills and increase year-round comfort. Additional features include an exterior gas line for a future BBQ, making your sunny backyard the perfect spot for outdoor enjoyment. Located in the vibrant and growing community of Sawgrass Park, you'll enjoy access to green spaces, future schools, recreational amenities, and the best of Airdrie living. Don't miss this opportunity to own a stylish, energy-efficient, and suite-ready home built by one of Alberta's most respected builders. Contact us today to book your private showing!

Built in 2025

Essential Information

MLS® #	A2263417
Price	\$614,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,853
Acres	0.06
Year Built	2025
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1038 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	No Animal Home, No Smoking Home, Open Floorplan, Master Downstairs
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	3
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.