

# \$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	16
Zoning	DC-50

### **Listing Details**

Listing Office	Yates Real Estate Ltd
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