

# \$574,900 - 168 Sawgrass Gate Nw, Airdrie

MLS® #A2204507

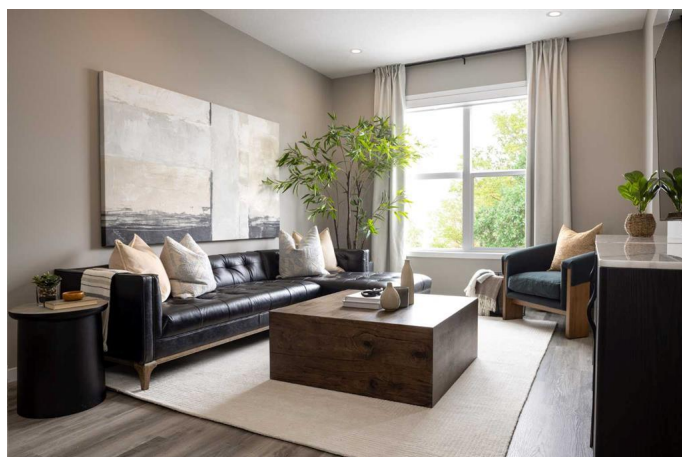
**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,698 sqft  
Residential on 0.05 Acres

Sawgrass Park, Airdrie, Alberta

Welcome to your brand-new home in Sawgrass Park, Airdrie's exciting new NW community! Built by Hopewell Residential, a trusted master builder with over 30 years of experience, 10,000+ homes built, and a long list of industry awards, this beautifully designed property blends modern features, energy efficiency, and exceptional craftsmanship.

With 1,698 sq ft, 3 bedrooms, and 2.5 bathrooms, this home offers both style and functionality for today's families. The open-concept main floor features durable luxury vinyl plank flooring, stylish spindle railing, and a bright, upgraded kitchen with quartz countertops, stainless steel appliances, chimney hood fan, built-in microwave, and a second bank of drawers for extra storage. You'll love the bright den and fun flex room on this level—perfect for work, play, or creative space. The knockdown ceiling texture adds a clean, modern finish throughout. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite with a walk-in closet and a beautiful 4-piece ensuite featuring dual vanities and a walk-in shower. A cozy entertainment room offers a quiet retreat for movie nights or game time, while the additional bedrooms are ideal for kids, guests, or office space. A 4-piece main bathroom and convenient upper-floor laundry room complete the level. As an ENERGYGUIDE certified builder, Hopewell takes energy efficiency seriously. This home is



designed to perform with features like triple-pane windows, low-flow toilets, high R-value insulation, an electric water heater, and a high-efficiency furnace—helping reduce energy bills while providing year-round comfort. Step outside and you’ll find a 21’ x 20’ detached garage off a paved laneway and an exterior gas line ready for your future BBQ setup. The durable Hardie Board siding is a huge bonus—resistant to fire, moisture, and pests, it’s a smart investment that offers long-lasting protection and curb appeal with minimal maintenance. The unfinished basement is loaded with potential, offering 9' foundation walls, a separate side entrance, and wet bar rough-in—perfect for creating a legal suite, rec room, or home gym tailored to your lifestyle. Living in Sawgrass Park means enjoying a thoughtfully planned community with a 5-acre central greenspace, tranquil wetlands, parks, and future plans for schools and recreational facilities. Whether you're raising a family, exploring nature, or connecting with neighbours, this community offers a perfect balance of outdoor enjoyment and everyday convenience. This is more than just a house—it’s a home built with care, in a community designed for connection.

Built in 2025

**Essential Information**

MLS® #	A2204507
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,698
Acres	0.05
Year Built	2025

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	168 Sawgrass Gate Nw
Subdivision	Sawgrass Park
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B5V2

### Amenities

Parking Spaces	2
Parking	Garage Door Opener, Double
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, ENERGY STAR Qualified Appliances
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	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 21st, 2025
Days on Market	30
Zoning	DC-50



**Listing Details**

Listing Office                Yates Real Estate Ltd

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