

\$557,900 - 171 Sawgrass Gate Nw, Airdrie

MLS® #A2170551

\$557,900

3 Bedroom, 3.00 Bathroom, 1,484 sqft

Residential on 0.05 Acres

Sawgrass Park, Airdrie, Alberta

Here's your opportunity to own a beautifully crafted, new construction home in SAWGRASS PARK, Airdrie's newest NW community. Built by Hopewell Residential, a trusted master builder with over three decades of experience, this home is a perfect blend of style, quality, and thoughtful design. With more than 10,000 homes built and numerous awards to their name, Hopewell is committed to creating homes that bring real value to homeowners like you. This home comes with premium features like HARDIE BOARD SIDING, known for its durability and low maintenance. Hardie Board is resistant to fire, moisture, and pests, it's a smart investment that protects your home while looking great for years to come. Inside QUARTZ countertops and KNOCKDOWN CEILINGS throughout add a touch of elegance to the modern design. The main floor even features 9' ceilings, giving the space an open and airy feeling. The upgraded kitchen is a chef's dream, with a CHIMNEY HOOD FAN, built-in microwave, undermount sink, pot lights, and plenty of space for culinary creations. It's perfect for gathering with family and friends, ensuring you're always part of the action. Being an ENERGIGUIDE BUILDER, Hopewell takes energy efficiency seriously. Every home is designed to optimize energy performance with features like TRIPLE PANE WINDOWS, low-flow toilets, high R-value insulation, electric water heaters, and a HIGH EFFICIENCY FURNACE. These smart



solutions help reduce energy bills and create a comfortable living environment all year round. For added convenience, this home comes equipped with tech-savvy features like a WiFi-enabled Ring doorbell, thermostat, and garage door opener, allowing you to manage your home with ease. The basement has a 9â€™™ foundation and includes a SEPARATE SIDE ENTRANCE along with ROUGH INS FOR A FUTURE WET BAR and bathroom, giving you flexibility for future development. A DOUBLE DETACHED GARAGE is a real bonus to this new home, keeping your vehicles covered all winter long. FRONT LANDSCAPING is also included with your new home! Sawgrass Park is designed for connection and outdoor living. Whether you're taking a stroll through the 5-acre central greenspace, exploring the wetlands and parks, or enjoying the future school and recreational facilities, this community offers endless family-friendly fun. This home truly offers the best of both worldsâ€”modern amenities and energy-saving features, all within a vibrant, family-oriented community.

Built in 2025

Essential Information

MLS® #	A2170551
Price	\$557,900
Sold Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,484
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached

Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	171 Sawgrass Gate Nw
Subdivision	Sawgrass Park
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4J6



Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Electric Stove, Garage Control(s), Microwave, Refrigerator, Range Hood
Heating	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

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

Additional Information

Date Listed	October 4th, 2024
Date Sold	March 11th, 2025
Days on Market	157
Zoning	R2
HOA Fees	0.00

Listing Details

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