

\$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 ENERGUIDE 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 Double Garage Detached, Garage
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 15
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.