

**176 Sawgrass Gate NW
Airdrie, Alberta****MLS # A2251296****\$549,900**

Division:	Sawgrass Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,708 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

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 1,708 sqft, 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, a chimney hood fan, built-in microwave, and a second bank of drawers for extra storage. You will love the bright den and fun flex room on this level. The knockdown ceiling texture adds a clean, modern finish throughout. Upstairs, you'll find three well-sized bedrooms, including a comfortable primary suite, with a full ensuite including dual vanities and walk in shower. An upstairs entertainment room is a comfortable retreat and both the second and third bedrooms are a great size. The 4 pce main bathroom and laundry room round out this floor. Being an ENERGUIDE 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. The home also includes a 21' x 20' detached garage on a paved laneway and an exterior gas line ready for your future BBQ setup. A huge bonus is the Hardie Board siding which is 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. The unfinished basement offers even more potential with 9' foundation walls, a separate side entrance, and rough-ins for a future wet bar—perfect for customizing the space to suit your needs. Living in Sawgrass Park means enjoying a thoughtfully planned community with a 5-acre central greenspace, wetlands, parks, and future plans for schools and recreational facilities. It's the perfect place to raise a family, connect with neighbors, and enjoy nature—right outside your door. This is more than just a house—it's a home built with care, in a community designed for connection. Move-in ready and waiting for you—book your showing today!