

# \$624,900 - 1010 Sawgrass Link Nw, Airdrie

MLS® #A2232889

**\$624,900**

4 Bedroom, 3.00 Bathroom, 1,860 sqft

Residential on 0.06 Acres

Sawgrass Park, Airdrie, Alberta

Here's your opportunity to own a professionally designed showhome in the vibrant and growing community of Sawgrass Park in Airdrie. Built by award-winning Hopewell Residential, this Almer model offers over 1,850 sq ft of beautifully finished space with a functional, family-friendly layout. As a showhome leaseback opportunity, you can purchase this home now and enjoy guaranteed rental income from the builder for 18 to 24 months while it remains in active showhome use. A standout feature of this home is the main floor bedroom with a full bathroom, ideal for multi-generational living, overnight guests, or a private home office. The open-concept main floor is designed for connection and comfort, with a central lifestyle room anchored by a sleek electric fireplace, and a bright dining space that opens onto the stylish kitchen. Here you'll find quartz countertops, full-height cabinetry, Whirlpool stainless steel appliances, and a central island—perfect for prepping, entertaining, or gathering with family. Upstairs, the thoughtful layout includes three more bedrooms, an upper-floor entertainment room, laundry, and a spacious primary suite complete with a walk-in closet and ensuite. This home is filled with elevated features, including extra pot lights throughout, knockdown ceilings, luxury vinyl plank flooring, window coverings already installed, and Leviton smart lighting automation. With Hardie board siding and a professionally landscaped front yard, the curb



appeal is just as impressive as the interior. At the back, youâ€™ll find a 20' x 21' concrete parking pad with lane access, ready for a future garage build. A 9â€™ foundation wall height in the basement offers plenty of potential for future development. Located close to future schools, parks, and community green spaces, this home is a perfect fit for growing families or savvy investors. Secure your future dream home today while benefiting from reliable leaseback incomeâ€”this is a unique opportunity you wonâ€™t want to miss.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232889    |
| Price          | \$624,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,860       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1010 Sawgrass Link Nw |
| Subdivision | Sawgrass Park         |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B5V2                |

Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator    |
| Heating           | Forced Air                                                         |
| Cooling           | Central Air                                                        |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Electric                                                           |
| Has Basement      | Yes                                                                |
| Basement          | Full, Unfinished                                                   |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 81              |
| Zoning         | DC              |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Yates Real Estate Ltd |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.