

# \$599,900 - 1014 Sawgrass Link Nw, Airdrie

MLS® #A2245611

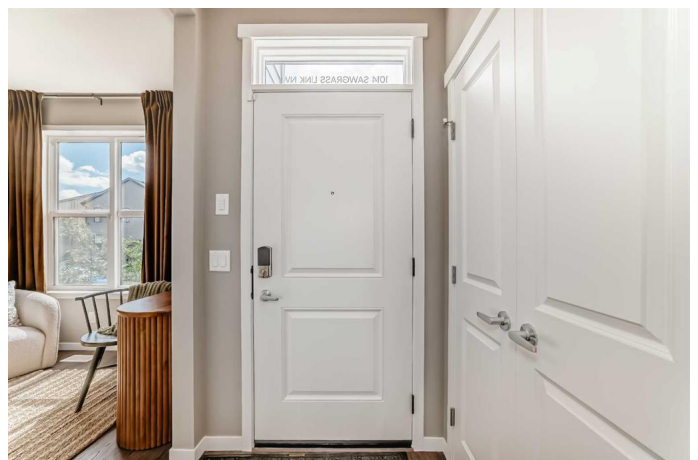
**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.07 Acres

Sawgrass Park, Airdrie, Alberta

Welcome to this beautifully designed showhome in Airdrie's sought-after Sawgrass Park community. This leaseback opportunity not only offers a smart investment but a home loaded with premium upgrades and thoughtful finishes throughout. The main floor features an open-concept layout anchored by an elegant L-shaped kitchen complete with quartz countertops, stainless steel appliances, an over-the-range microwave, and rich cabinetry. A cozy dining area and stylish living space offer the perfect place to gather, while the dedicated pocket office provides a quiet nook for remote work or organization. Upstairs, you'll find three spacious bedrooms including a serene primary retreat with a walk-in closet and a luxurious 4-piece ensuite featuring dual vanities and a walk-in shower. The upper-level laundry adds everyday convenience, while the stained spindle railing adds a classic touch to the staircase. Additional upgrades include luxury vinyl plank flooring throughout the main level, upgraded carpet on the upper level, triple pane windows, air conditioning, knockdown ceilings, and a 9' foundation in the basement with developed stairs and a separate exterior entrance. The unfinished basement offers future development potential with plumbing rough-ins already in place. Outside, enjoy the curb appeal of durable Hardie board siding, low-maintenance landscaping, gemstone soffit lighting, a 20' x 21' garage-ready concrete parking pad, an 8' x 10'



wood deck, and an exterior gas line ready for your future BBQ setup. Whether youâ€™re looking for a stunning place to call home down the road or a turnkey investment today, this Hopewell Residential showhome leaseback is an opportunity not to be missed.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245611    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,523       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1014 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 | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|

|              |                                                              |
|--------------|--------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator |
| Heating      | Forced Air, Natural Gas                                      |
| Cooling      | Central Air                                                  |
| Has Basement | Yes                                                          |
| Basement     | Full, Unfinished                                             |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 93               |
| Zoning         | DC-50            |

## Listing Details

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

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