## \$699,900 - 4087 Sawgrass Street Nw, Airdrie

MLS® #A2232396

## \$699,900

3 Bedroom, 3.00 Bathroom, 1,702 sqft Residential on 0.08 Acres

Sawgrass Park, Airdrie, Alberta

Here's your chance to own a stunning showhome built by Hopewell Residential in the vibrant and fast-growing community of Sawgrass Parkâ€"with the added benefit of a leaseback investment opportunity. This beautifully designed home is packed with premium upgrades and offers both an elevated living experience and incredible value as an income-generating asset. From the moment you arrive, the Hardie Board siding, custom landscaping, rear deck with gas line, and Gemstone exterior lights set the tone for the exceptional quality found throughout. Step inside and you'II immediately notice the attention to detail: upgraded hardwood, tile, and carpet flooring, elegant spindle railing, knockdown ceiling texture, and an abundance of pot lights create a bright and refined interior. The open-concept main floor includes a dedicated office space, perfect for remote work, and a warm, inviting living area with an electric fireplace and designer surround. The chef-inspired kitchen features quartz countertops, Whirlpool appliances, a built-in microwave, chimney hood fan, full-height cabinetry, and a large islandâ€"ideal for both casual meals and entertaining. Custom MDF lockers with under-bench storage in the mudroom add both style and practical function. Upstairs, you'II find a spacious primary suite with a walk-in closet and an elegant ensuite with a glass-framed shower. Two additional bedrooms, a full 4-piece bathroom, central family room, and convenient







upper-floor laundry make this an ideal layout for families. This home is as smart as it is stylish, with triple-pane windows, a solar rough-in, an Ecobee smart thermostat, HDMI and Cat 6 wiring, and a side entrance for future development potential. A double front-attached garage and fully landscaped yard complete the package. Located in Sawgrass Park, one of Airdrie's most anticipated new communities, you'll enjoy future amenities such as schools, parks, wetlands, and recreational spacesâ€"designed with families and connectivity in mind. Whether you're looking for a beautiful home to move into down the road or a solid real estate investment, this leaseback opportunity offers the best of both worlds. Inquire today for details on the leaseback program and to book your private showing of this one-of-a-kind showhome.

Built in 2024

## **Essential Information**

MLS® # A2232396 Price \$699,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,702

Acres 0.08

Year Built 2024

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 4087 Sawgrass Street Nw

Subdivision Sawgrass Park

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B5V2

**Amenities** 

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

**Quartz Counters** 

Appliances Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer/Dryer, Window

Coverings

Heating Natural Gas, Floor Furnace

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Decorative, Electric, Living Room

Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Features Other

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed June 18th, 2025

Days on Market 72

Zoning DC50

**Listing Details** 

Listing Office Yates Real Estate Ltd

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