

\$569,900 - 187 Sawgrass Gate Nw, Airdrie

MLS® #A2232728

\$569,900

3 Bedroom, 3.00 Bathroom, 1,475 sqft

Residential on 0.06 Acres

Sawgrass Park, Airdrie, Alberta

Here's your chance to own a stunning, professionally designed showhome in the sought-after community of Sawgrass Park in Airdrie. Built by Hopewell Residential, this paired Myer model offers nearly 1,500 sq ft of beautifully curated living space, packed with upgrades and thoughtful touches throughout. This is a showhome leaseback opportunity, ideal for buyers looking to secure a future home now with guaranteed rental income from the builder during the lease term. Possession will be in approximately 18 to 24 months, allowing Hopewell to continue showcasing this home while you build equity. Inside, the open-concept main floor is warm and inviting, featuring a designer kitchen with quartz countertops, custom flat slab cabinetry in a soft Nizza tone, and a full-height backsplash. A stylish hood fan, Whirlpool stainless steel appliances, and oversized island create a perfect balance of function and flair. The adjacent dining and lifestyle areas are flooded with natural light, offering an ideal space for entertaining or cozy family evenings. Upstairs, the thoughtful layout continues with three bedrooms, a versatile central loft, and upper-floor laundry. The primary suite includes a generous walk-in closet and private ensuite, while additional bedrooms are perfect for kids, guests, or a home office. Throughout the home, you'll find upgrades like knockdown ceilings, curated lighting with Leviton automation, gemstone exterior lights, window coverings, and central air conditioning. The



triple-pane windows, 9' foundation, and Hardie board siding enhance comfort and curb appeal. A detached garage is included, and the side entrance offers flexibility for future development. Located in a vibrant and growing Airdrie neighborhood, Sawgrass Park is perfect for families and close to future schools, parks, and amenities. Whether you're looking for a smart investment or your future dream home, this leaseback showhome is a unique and rewarding opportunity.

Built in 2024

Essential Information

MLS® #	A2232728
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	187 Sawgrass Gate Nw
Subdivision	Sawgrass Park
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B5V2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features Quartz Counters

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 19th, 2025

Days on Market 144

Zoning DC

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.