

# \$674,900 - 183 Sawgrass Gate Nw, Airdrie

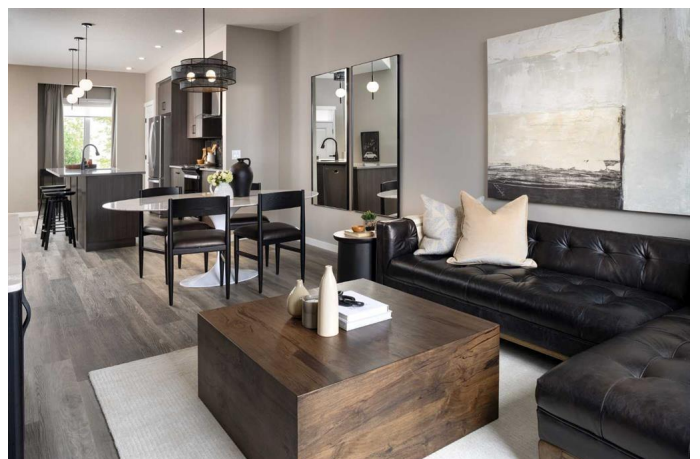
MLS® #A2232865

**\$674,900**

5 Bedroom, 4.00 Bathroom, 1,711 sqft  
Residential on 0.06 Acres

Sawgrass Park, Airdrie, Alberta

Hereâ€™s your chance to invest in a stunning showhome in Airdrieâ€™s family-friendly community of Sawgrass Park. Built by award-winning Hopewell Residential, this beautifully appointed Rayn model blends style, space, and thoughtful design across nearly 1,700 sq ft of finished living spaceâ€”plus a fully developed basement. This is a showhome leaseback opportunity, giving you the unique advantage of purchasing now while the builder leases it back for continued use as a showhome. Possession is anticipated in 18 to 24 months, allowing you to build equity while earning guaranteed rental income. Inside, this home impresses at every turn. The open-concept main floor features a chef-inspired kitchen with full-height cabinetry, a statement island, quartz countertops, and Whirlpool stainless steel appliancesâ€”all complemented by sleek finishes and a designer tile backsplash. Flooded with natural light, the lifestyle and dining areas offer a warm and welcoming space to gather and entertain. Upstairs, youâ€™ll find three bedrooms, upper-floor laundry, and a spacious entertainment room perfect for movie nights, a playroom, or a home office. The fully developed basement adds two more bedrooms, a three-piece bath, a second laundry room, and a large recreation room complete with a stylish wet barâ€”ideal for hosting or accommodating guests. A convenient side entrance enhances accessibility and function for the homeâ€™s



layout. Throughout the home, no detail has been overlooked. Features like gemstone exterior lighting, central air conditioning, Leviton smart lighting automation, knockdown ceilings, luxury vinyl plank flooring, and upgraded spindle railings elevate the everyday living experience. Curb appeal shines with durable Hardie board siding, professional landscaping, and a 20' x 21' detached double garage. This home sits on a beautifully situated lot with rear lane access and is surrounded by future green spaces, schools, and parksâ€”making it a perfect fit for growing families or savvy investors. Whether youâ€™re looking to secure your future dream home or add a high-performing property to your portfolio, this leaseback showhome in Sawgrass Park is an opportunity you wonâ€™t want to miss.

Built in 2024

**Essential Information**

MLS® #	A2232865
Price	\$674,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,711
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	183 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	Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
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
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **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	23
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.