# \$849,900 - 4083 Sawgrass Street Nw, Airdrie

MLS® #A2232997

## \$849,900

5 Bedroom, 4.00 Bathroom, 2,290 sqft Residential on 0.08 Acres

Sawgrass Park, Airdrie, Alberta

Here's your chance to own a professionally designed showhome in the heart of Sawgrass Park, one of Airdrie's most exciting new communities. Built by award-winning Hopewell Residential, this fully developed Grada model offers over 3,000 sq ft of beautifully finished living space and is available as a showhome leaseback opportunity. Purchase now and enjoy guaranteed rental income while the builder continues to showcase the home for 18 to 24 months. From the moment you arrive, this home stands out with its Hardie board siding, gemstone permanent exterior lighting, and professionally landscaped front and back yards. Inside, the main floor offers a flexible and functional layout, including a dedicated office that's perfect for working from home. The open-concept kitchen, dining, and lifestyle areas are warm and welcoming, featuring a stylish electric fireplace, quartz countertops, full-height cabinetry, Whirlpool stainless steel appliances, and a spacious central island designed for gathering and entertaining. Upstairs, you'll find four generously sized bedrooms, a conveniently located laundry room, and an upper-floor bonus room with a beautiful tray ceiling that adds character and dimension to the space. The primary suite offers both comfort and luxury, with dual vanities, a soaker tub, a tiled shower with glass door, and a massive walk-in closet. The fully developed basement expands your living space with a large recreation area featuring a







wet bar, a fifth bedroom, a second laundry room, and a full bathroomâ€"perfect for guests or additional family members. Throughout the home, you'll find thoughtful upgrades including air conditioning, extra pot lights, knockdown ceilings, elegant spindle railings, triple-pane windows, and custom window coverings already installed. A rear deck with gas line makes summer entertaining a breeze, and the entire lot is fully landscaped from front to back. Situated in a quiet, family-oriented neighborhood near future schools, parks, and green spaces, this leaseback showhome at 4083 Sawgrass Street NW is a rare and rewarding opportunityâ€"offering both immediate rental income and a beautifully finished future home.

#### Built in 2024

### **Essential Information**

MLS® # A2232997 Price \$849,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,290 Acres 0.08 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 4083 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 Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz

Counters, Tray Ceiling(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric, Living Room, Stone

Has Basement Yes

Basement Finished, Full, Exterior Entry

## **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Landscaped, Interior Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 19th, 2025

Days on Market 118
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.