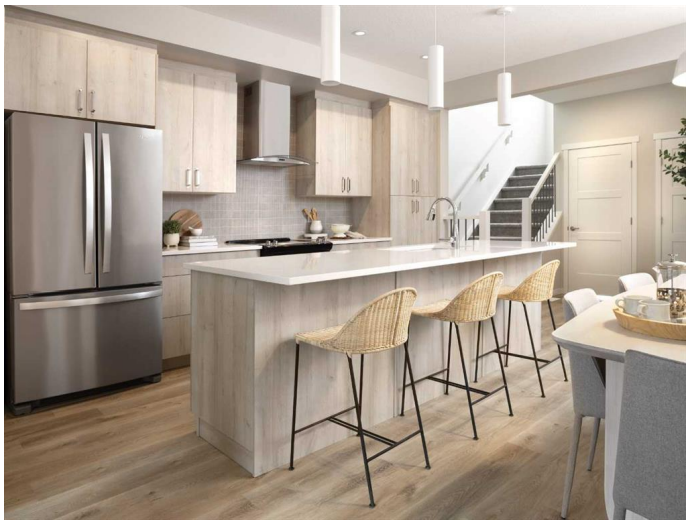
$569,900 - 187 Sawgrass Gate Nw, Airdrie

MLS® #A2232728

$569,900
3 Bedroom, 3.00 Bathroom, 1,475 sqft
Residential on 0.06 Acres



Sawgrass Park, Airdrie, Alberta

Hereâ€™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	Exterior Entry, Full, Unfinished

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	98
Zoning	DC

Listing Details

Listing Office	Yates Real Estate Ltd

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