

4058 Sawgrass Street NW
Airdrie, Alberta

MLS # A2265245



\$635,000

Division:	Sawgrass Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,872 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Meet THE BASIL—a beautifully designed 1,872 SQ.FT. home featuring 3 bedrooms, 2.5 bathrooms, and an East-facing backyard on a spacious lot, complete with a sunshine basement. With an estimated January 2026 possession, you’ll have plenty of time to plan your next chapter. Crafted by Baywest Homes, a trusted builder since 1985, this home showcases quality construction, thoughtful design, and the peace of mind that comes with both a 10-Year Alberta New Home Warranty and a one-year builder warranty. Step inside to a warm, welcoming entryway that opens into the heart of the home—the showstopper kitchen. This chef-inspired space features 42-inch white cabinets reaching to the ceiling with crown molding and under-cabinet lighting, a built-in microwave, gas range, upgraded appliances, and a chimney hood fan with full-height tile. Quartz countertops, a Silgranite undermount sink, an upgraded faucet, and a stylish taupe island elevate both beauty and function. You’ll also appreciate the clever 4-bin pullout system for waste, recycling, and compost—keeping everything neat and hidden. A tucked-away powder room sits conveniently nearby for added everyday ease. Across from the island sits a spacious pantry, while the mudroom offers additional storage and a discreet spot for outerwear and shoes. Perfect for entertaining, the open-concept great room and dining area boast oversized windows and a sliding glass door that frame views of the backyard. Additional upgrades include 9-ft basement ceilings, a side entrance, modern railings, and triple-pane windows for year-round comfort. Your primary bedroom is a serene retreat featuring a generous walk-in closet and a luxe ensuite with double sinks and an oversized shower. Upstairs also includes a bright bonus room, a well-planned laundry room with extra storage, two

spacious secondary bedrooms, and a large main bathroom upgraded with dual sinks—ideal for busy mornings. Ready to make your move? THE BASIL in Sawgrass Park invites you home to a community filled with green spaces, peaceful wetlands, beautiful parks, and future plans for a school and recreation amenities. Developed by Hopewell, Sawgrass Park is quickly becoming one of the area's most desirable new neighbourhoods. Buying early means exceptional value—and your choice of the best lots on the best streets. This is a must-see home on a quiet street in a fantastic location. Don't miss out! This home is currently under construction. Contact the listing agent to arrange a showing. Note: Photos shown are of the same model in a different community. Refer to the photos for a look at the Coastal colour board selected for this home.