

**1093 Sawgrass Link NW**  
**Airdrie, Alberta**

**MLS # A2293954**



**\$784,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Sawgrass Park          |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,257 sq.ft.           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.11 Acre              |               |                  |
| <b>Lot Feat:</b> | Pie Shaped Lot         |               |                  |

|                    |   |                   |       |
|--------------------|---|-------------------|-------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame  | <b>Zoning:</b>    | DC-50 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |                   |       |

**Inclusions:** In basement suite: Fridge, electric stove, dishwasher, OTR microwave

Welcome to this stunning Hopewell-built home in Sawgrass Park, offering a rare combination of thoughtful design and versatility with 6 bedrooms, including a main floor bedroom and a fully developed 2-bedroom legal basement suite. From the moment you step inside, the home makes an impression with its open-to-below living room featuring soaring ceilings, expansive windows, and a striking floor-to-ceiling tiled fireplace, creating a bright and inviting space filled with natural light. The main floor is designed for both everyday living and entertaining, centered around a modern kitchen with upgraded appliances, a large island, and stylish finishes, seamlessly connecting to the dining area. A standout feature is the main floor bedroom paired with a full 3-piece bathroom, offering ideal flexibility for guests, extended family, or a private home office. Upstairs, you’ll find a well-planned layout with three spacious bedrooms, an entertainment room, and convenient upper floor laundry. The primary suite serves as a comfortable retreat, complete with a walk-in closet and a beautifully finished ensuite featuring dual vanities, a soaker tub, and a separate walk-in shower. The fully developed legal basement suite adds incredible value, offering a private 2-bedroom layout with its own kitchen, living area, full bathroom, and separate laundry—perfect for extended family or generating rental income. Built by Hopewell Residential, this home showcases quality construction and energy efficiency, including triple-pane windows, a high-efficiency furnace, and durable Hardie board exterior siding—designed for long-term comfort and low maintenance. Complete with a double attached garage, larger lot, and South back yard and located in the growing community of Sawgrass Park, this home offers the perfect balance of style, function, and income

potential. A rare opportunity to own a fully developed 6-bedroom home with a main floor bedroom and legal 2-bedroom suite in one of Airdrie's newest communities.