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537 Sawgrass Green NW Airdrie, Alberta

MLS # A2343738



$654,900

Division:	Sawgrass Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,132 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage I		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	**Zoning:**	DC-50
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Wired for Data

Inclusions: N/A

THE SAGE by Baywest Homes — a thoughtfully designed home offering over 2,100 square feet of living space above grade, including 3 bedrooms, 2.5 bathrooms, and a main-floor office perfect for working from home or creating a quiet study space. Situated on a spacious lot with a west-facing backyard, this home blends function, style, and comfort. Built by Baywest Homes — trusted for quality and craftsmanship since 1985 — The Sage is engineered for lasting durability and thoughtful design, backed by a 10-Year Alberta New Home Warranty and a one-year builder warranty. Step inside to a welcoming foyer leading to the main-floor office. The heart of the home is the kitchen, featuring 42-inch cabinets with crown molding and under-cabinet lighting, upgraded appliances, a built-in microwave, a gas range, and a chimney-style hood fan with tile extending to the ceiling. Quartz countertops and a Silgranit undermount sink add both beauty and practicality, while a walk-through pantry connects the kitchen to the mudroom, keeping everyday essentials organized and out of sight. The open-concept great room and dining area are ideal for entertaining, with oversized windows and a sliding glass door opening to the west-facing yard. The large living room has plenty of natural light thanks to the oversized windows and the flooring is luxury laminate flooring throughout the entire main floor. Upstairs, a spacious bonus room is perfect for movie nights or a play area, with an adjacent tech nook ideal for studying, working, or creative projects. The primary suite offers a private retreat with a large walk-in closet and an ensuite featuring a spacious shower and separate soaker tub. Two additional bedrooms, a dedicated laundry room, and a well-appointed main bathroom complete the upper level. The Sage is designed to support your lifestyle with comfort, beauty, and

thoughtful features throughout. About the Community: Sawgrass Park in NW Airdrie is a vibrant new community by Hopewell, featuring lush green spaces, serene wetlands, and upcoming plans for a new school and recreation amenities such as a splash park and pickleball courts. It's the perfect place to build lasting memories — and you'll be among the first to call this exciting neighbourhood home. Photos shown are of the same model in a different community and may not reflect the exact finishes of this home.

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