587-899-3773
justin@realtyaces.ca

1085 Sawgrass Link NW
Airdrie, Alberta

MLS # A2348396



$744,900

Division:	Sawgrass Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,107 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Wood Frame	**Zoning:**	DC-50
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Vinyl Windows		

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

Welcome to this beautifully designed Hopewell-built Kalara home in the sought-after community of Sawgrass Park, perfectly positioned on a south backing lot and fully finished with a private legal basement suite. Offering over 2,000 sq ft above grade plus a developed basement, this thoughtfully designed home combines modern functionality with the quality craftsmanship Hopewell Residential is known for. The main floor features a bright open-concept layout centered around a spacious kitchen with upgraded appliances, a large island, and generous pantry, seamlessly connecting to the dining area and inviting living room complete with a sleek linear electric fireplace. A main floor den with French doors provides the perfect home office or quiet workspace, while the mudroom offers practical storage and organization. Upstairs, the home is designed for family living with four bedrooms, a central bonus room, and a convenient upper-floor laundry. The primary bedroom is a comfortable retreat featuring a large walk-in closet and a 5-piece ensuite with dual vanities, a relaxing soaker tub, and a separate walk-in shower. Three additional bedrooms and the bonus room provide flexible space for family, guests, or hobbies. The fully developed basement adds incredible versatility with a self-contained one-bedroom legal suite complete with its own side entrance, full kitchen, living room, dining space, and private laundry, making it ideal for extended family, guests, or potential rental income. Built by Hopewell Residential, this home offers the construction quality and efficiency today’s buyers appreciate, including triple-pane, Energy Star rated windows filled with argon gas for improved comfort and efficiency. Durable fiber-cement exterior siding (Hardie-style) enhances curb appeal while providing long-term durability and reduced maintenance. Additional construction highlights

include 9’ main floor ceilings, R-50 attic insulation, engineered floor systems, and a high-efficiency furnace, all designed to improve energy performance and everyday comfort. Located in one of Airdrie’s newest and most exciting communities, this fully developed home has a modern layout, and quality builder construction is a rare opportunity.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Yates Real Estate Ltd. Information is believed to be reliable but not guaranteed.