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410 Sweetgrass Court SW Airdrie, Alberta

MLS # A2356923

$699,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,157 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	No Back Lane		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

MOVE IN FOR CHRISTMAS! OVER $58,000 IN SAVINGS + $30,000 IN UPGRADES! Welcome to 410 Sweet Grass Court SW in Wildflower, Airdrie! This BRAND-NEW 2,157 sq. ft. home combines thoughtful design, a WALKOUT BASEMENT, and SPECTACULAR PANORAMIC CITY VIEWS from its elevated hillside setting. Imagine watching the city lights sparkle from your own home! From the curb, durable Hardie Board siding offers striking style and long-lasting protection against the elements. Inside, professionally curated finishes create a beautiful, cohesive look throughout. The inviting main floor is designed for everyday living and entertaining, with a cozy FIREPLACE, upgraded railings, and a stylish kitchen featuring a gas stove rough-in for future flexibility. Over $30,000 in upgrades are already included, and ALL APPLIANCES, INCLUDING THE WASHER AND DRYER, come with the home! One of the most exciting features of this property is its setting. Elevated above the surrounding neighbourhood, the home enjoys an outlook across Airdrie that looks spectacular in every season. Whether you're enjoying a quiet morning, welcoming friends over, or winding down at the end of the day, the panorama makes this address feel special. Plus, buying new means fresh finishes, modern design, and a home that is ready for your next chapter from the moment you move in. UPSTAIRS, there's room for everyone! Two generous secondary bedrooms EACH feature a WALK-IN CLOSET, while a spacious main bathroom makes busy mornings easier. The large BONUS ROOM is ideal for family movie nights, a playroom, or a second lounge. Your beautiful primary bedroom is a relaxing retreat, complete with a STUNNING 5-PIECE ENSUITE. It's the perfect balance of comfort, space, and everyday practicality. Downstairs, the WALKOUT BASEMENT opens the door to

exciting future possibilities. Create the recreation room, gym, guest space, or additional living area you've always wanted. And with the home positioned high on the hill, those sweeping CITY VIEWS are a standout feature you won't soon forget! LIFE AT WILDFLOWER is just as exciting! This vibrant new Airdrie community is designed for connection, recreation, and family fun. Residents will enjoy access to a four-season recreational facility with gathering spaces and activities, and the community is set to welcome AIRDRIE'S FIRST OUTDOOR COMMUNITY POOL! Picture sunny afternoons by the water, walks along scenic pathways, time at nearby parks and playgrounds, and plenty of opportunities to make memories close to home. Schools, shopping, dining, and commuter routes are also conveniently nearby. THE VALUE? INCREDIBLE! Originally priced at $757,990, this home is NOW OFFERED AT $699,900. That's OVER $58,000 IN SAVINGS, PLUS MORE THAN $30,000 IN UPGRADES ALREADY INCLUDED! With DECEMBER 2026 POSSESSION, you could be hanging stockings and decorating your first Christmas tree in your brand-new home. PANORAMIC VIEWS. WALKOUT BASEMENT. BIG SAVINGS. AN AMAZING COMMUNITY. Welcome home to 410 Sweet Grass Court SW!

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