\$674,900 - 183 Sawgrass Gate Nw, Airdrie

MLS® #A2232865

\$674,900

5 Bedroom, 4.00 Bathroom, 1,711 sqft Residential on 0.06 Acres

Sawgrass Park, Airdrie, Alberta

Here's your chance to invest in a stunning showhome in Airdrie's family-friendly community of Sawgrass Park. Built by award-winning Hopewell Residential, this beautifully appointed Rayn model blends style, space, and thoughtful design across nearly 1,700 sq ft of finished living spaceâ€"plus a fully developed basement. This is a showhome leaseback opportunity, giving you the unique advantage of purchasing now while the builder leases it back for continued use as a showhome. Possession is anticipated in 18 to 24 months, allowing you to build equity while earning guaranteed rental income. Inside, this home impresses at every turn. The open-concept main floor features a chef-inspired kitchen with full-height cabinetry, a statement island, quartz countertops, and Whirlpool stainless steel appliancesâ€"all complemented by sleek finishes and a designer tile backsplash. Flooded with natural light, the lifestyle and dining areas offer a warm and welcoming space to gather and entertain. Upstairs, you'II find three bedrooms, upper-floor laundry, and a spacious entertainment room perfect for movie nights, a playroom, or a home office. The fully developed basement adds two more bedrooms, a three-piece bath, a second laundry room, and a large recreation room complete with a stylish wet barâ€"ideal for hosting or accommodating guests. A convenient side entrance enhances accessibility and function for the home's







layout. Throughout the home, no detail has been overlooked. Features like gemstone exterior lighting, central air conditioning, Leviton smart lighting automation, knockdown ceilings, luxury vinyl plank flooring, and upgraded spindle railings elevate the everyday living experience. Curb appeal shines with durable Hardie board siding, professional landscaping, and a 20' x 21' detached double garage. This home sits on a beautifully situated lot with rear lane access and is surrounded by future green spaces, schools, and parksâ€"making it a perfect fit for growing families or savvy investors. Whether you're looking to secure your future dream home or add a high-performing property to your portfolio, this leaseback showhome in Sawgrass Park is an opportunity you won't want to miss.

Built in 2024

Essential Information

MLS® # A2232865 Price \$674,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,711

Acres 0.06

Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 183 Sawgrass Gate Nw

Subdivision Sawgrass Park

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B5V2

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters,

Bar, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer/Dryer, Window

Coverings

Heating Floor Furnace, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full, Exterior Entry

Exterior

Exterior Features BBQ gas line Lot Description Back Lane

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 19th, 2025

Days on Market 135
Zoning DC

Listing Details

Listing Office Yates Real Estate Ltd

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