

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

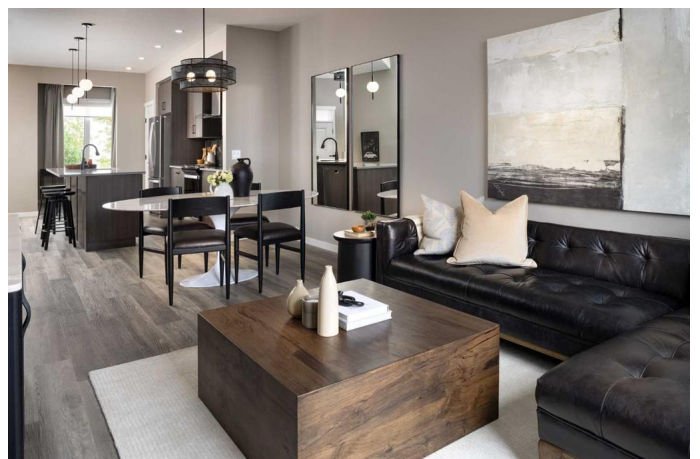
MLS® #A2232865

**\$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 space—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 appliances—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'll 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 bar—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 youâ€™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 wonâ€™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 | Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, 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          | Exterior Entry, Finished, Full                                                                                                              |

### **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 | 46              |
| Zoning         | DC              |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Yates Real Estate Ltd |
|----------------|-----------------------|

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