

# \$609,900 - 1030 Sawgrass Link Nw, Airdrie

MLS® #A2231519

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,686 sqft  
Residential on 0.06 Acres

Sawgrass Park, Airdrie, Alberta

Welcome to the Heath, a thoughtfully designed 1,686 sq ft two-storey home that offers style, function, and space for the whole family. Situated on a sunshine lot with a garage-ready 20' x 21' concrete parking pad, this home is under construction and ready for possession in late Fall or early Winter—perfect timing to move in before the new year! . This home comes with premium features like hardie board siding, which is known for its durability and low maintenance. Hardie Board is resistant to fire, moisture, and pests, it's a smart investment that protects your home while looking great for years to come. Inside, you'll find 3 bedrooms, 2.5 bathrooms, and a layout that blends open-concept living with modern finishes. The main floor showcases spindle railing, knockdown ceiling texture, and an upgraded rear L-shaped kitchen that is as functional as it is beautiful. Highlights include quartz countertops, pot lights, a chimney-style hood fan, built-in microwave, and an extra bank of drawers for added storage. The stunning two-tone cabinets elevate the design, while the open dining and living space are perfect for entertaining. The main floor even has a handy flex room perfect for a home office! Upstairs, the primary suite features a tile-to-ceiling shower surround in the ensuite, quartz counters, and a spacious layout. Two additional bedrooms and a full bathroom complete the upper level, along with convenient laundry access. This home also



includes a separate side entrance and 9' foundation height—ideal for future basement development. A wet bar sink rough-in is already in place, offering potential for a suite or personalized lower-level living space. Additional features include an exterior gas line for a future BBQ—making it easy to enjoy sunny days outdoors and backyard gatherings. Located in a growing, family-friendly community with easy access to parks, schools, and amenities, this home combines value and quality in one exceptional package.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231519    |
| Price          | \$609,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,686       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1030 Sawgrass Link Nw |
| Subdivision | Sawgrass Park         |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B5V2                |

Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|                   |                               |
|-------------------|-------------------------------|
| Parking           | Parking Pad                   |
| <b>Interior</b>   |                               |
| Interior Features | Quartz Counters               |
| Appliances        | Dishwasher, Electric Stove, M |
| Heating           | Forced Air, Natural Gas       |
| Cooling           | None                          |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |



|                   |                                |
|-------------------|--------------------------------|
| <b>Exterior</b>   |                                |
| Exterior Features | BBQ gas line                   |
| Lot Description   | Back Lane                      |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 81              |
| Zoning         | DC-50           |

**Listing Details**

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

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