



GRASSROOTS
REALTY GROUP

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**3077 Southwinds Place SW
Airdrie, Alberta**

MLS # A2227474



\$678,990

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,946 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: Stainless Steel Chimney Hood Fan

The Monarch was uniquely designed to reimagine livability, with shorter hallways, brighter windows, an oversized kitchen island, and a charming open concept main floor. It is part of Mattamy's WideLot™ collection, featuring a dream wrap-around veranda and all the extra space of a neighbourhood corner lot. Create your own private escape in the upper loft. Escape to your primary bedroom with a walk-in closet built for 2 and ensuite, with optional bath oasis for an at-home spa experience. Space will never be an issue with bedrooms 2 and 3 each having their own large closets. New construction home with estimated completion August 2025. Photos are representative.