



**GRASSROOTS**  
REALTY GROUP

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**1027 Southwinds Manor SW  
Airdrie, Alberta**

**MLS # A2245271**



**\$641,990**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,598 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

The Cypress is uniquely designed to reimagine livability, with shorter hallways, brighter windows and a grand foyer leading to a charming open-concept main floor. Entertain in your great room and make the most of a spacious kitchen designed for preparing your favourite meals. On the upper floor you'll find the stacked laundry is conveniently close to the bedrooms and main bath. Escape to your primary bedroom with a walk-in closet and ensuite. A separate side entrance and 9' foundation has been added to your benefit for any future basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed November 2025. \*Photos & virtual tour are representative.