



GRASSROOTS
REALTY GROUP

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454 Osborne Drive SW
Airdrie, Alberta

MLS # A2245796



\$469,990

Division:	South Windsong		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,474 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bathroom Rough-in, Kitchen Island, Stone Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2-T

Utilities: -

Inclusions: N/A

The Ripley End's large front porch is a welcoming refuge to greet friends and connect with the neighborhood. This living space has upgraded finishes throughout & creates the ultimate entertaining and family environment. A stunning kitchen with a quartz island breakfast bar invites everyone to pull up a chair, and a large living room offers extra space to hang out and relax. Upstairs, you'll find a conveniently located laundry room, a linen closet, a full bath, and a bright, spacious loft. Relax in the large primary bedroom, featuring a double hanging walk-in closet and an ensuite. Mattamy includes 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed August 2025. *Photos & virtual tour are representative.