



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**147 Osborne Rise SW**  
**Airdrie, Alberta**

**MLS # A2248795**



**\$559,900**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,566 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, See Remarks		

**Inclusions:** closet desk inside the closets.

\*Watch the Video\* Public Open House Aug 17th: 12pm - 2 pm. Home Sweet Home! A fantastic opportunity to own a very spacious FRONT ATTACHED GARAGE DETACHED home in the family oriented community of South Windsong, Airdrie. Nestled on a quiet street, this gorgeous looking home offers a layout that will leave you at a WOW! 1566 SQFT | 2015 Built | | 3 Big Bedrooms| Brand New Carpet | Open Floor Plan | Huge South Backyard | Oversized Deck | Spa-Like Ensuite | Tons of Windows | Excellent Location. As you arrive you this home, you'll notice the attached car garage and the driveway, along with a front porch - perfect for your morning coffee/tea. As you enter you'll notice the generous foyer & the beautiful laminate flooring that leads you into the open concept main floor. The spacious chef's kitchen with tons of cabinets space, centre island, elegant backsplash, and new pot lights. Adjacent to the kitchen is the spacious dining area which easily fits a 6-8 seater. The sun-kissed living room offers great space for entertainment and a gas fire place to keep you warm and cozy in the winters. A conveniently tucked-away half bathroom sits on one side of the main level, with the garage entrance right beside it—offering easy access without having to walk through the kitchen. As you head upstairs, you'll appreciate the extra windows along the staircase, flooding the space with natural light. You'll be left amazed with 3 SPACIOUS BEDROOMS! The master bedroom with south exposure has a lot of space to fit in your king bed along with your add ons. The luxurious ensuite - featuring a tub, and a glass enclosed shower with floor to ceiling backsplash, dual sinks, and extra storage space. The other bedroom fits in a queen bed and has its own walk-in closet. The 3rd bedroom can easily be used as a kids bedroom or a den to work from home. The conveniently

located second bathroom completes this level. Unfinished basement offering you a blank canvas for you to finish the space in the future. ADD ON: furnace and duct cleaning done in August 2025! Ideal location and minutes away from Windsong Heights School, shopping complex, parks, playgrounds, just a short walk to the future school site on Osborne Drive, future YMCA, easy access through the 40th Avenue Exit on Deerfoot, and just 20 minutes away from Calgary. Shows 10/10.