



GRASSROOTS
REALTY GROUP

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

**78 Osborne Common SW
Airdrie, Alberta**

MLS # A2249019



\$629,900

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,836 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions:	2 TV mounts
--------------------	-------------

****OPEN HOUSE THIS SUNDAY @ 11-1 PM**** Welcome to this beautifully designed 3 bedroom home, perfectly located just moments from schools, a pump track, grocery stores, and popular restaurants. From the moment you step inside, you'll appreciate the spacious entryway that sets the tone for the rest of the home. Continue through to discover a bright and airy open concept layout featuring a generous kitchen, dining area, and living room complete with a cozy fireplace. The space is ideal for entertaining or relaxing with family. Step through the patio doors off the dining area to a sun filled, south facing backyard offering endless landscaping possibilities. Head upstairs where the expansive primary suite awaits, complete with a luxurious 5-piece ensuite and a walk-in closet. You'll also find two additional bedrooms, another full bathroom, a convenient laundry room, and a versatile bonus room. This home truly has it all, space, style, and a location that can't be beat.