



**GRASSROOTS**  
REALTY GROUP

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**163 Osborne Rise SW**  
**Airdrie, Alberta**

**MLS # A2254785**



**\$625,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | South Windsong  |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,765 sq.ft.  | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot                                 |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Welcome to Southwinds in Airdrie. This charming detached home is situated on a desirable corner lot with just under 1,800 sq. ft. of living space, offering 4 bedrooms and 2.5 bathrooms. Perfect for growing families, first-time buyers, or investors, this property combines comfort, function, and style. The main floor features a cozy gas fireplace, convenient laundry, and a bright, open layout where natural sunlight pours in throughout the day. Additional highlights include air conditioning, a double attached garage, lots of yard space, and a welcoming wrap-around porch—ideal for relaxing or entertaining. The undeveloped basement provides endless possibilities to customize to your needs, while thoughtful touches like modern light fixtures and designer wallpapers add a stylish finish. All this in a family-friendly community, within walking distance to schools, shopping, and everyday amenities, plus only 10 minutes to CrossIron Mills and 17 minutes to Calgary International Airport.