



**GRASSROOTS**  
REALTY GROUP

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**158 Osborne Common SW**  
**Airdrie, Alberta**

**MLS # A2262053**



**\$669,000**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,816 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Hood Vent		

Welcome to this beautifully updated family home in the desirable community of South Windsong, Airdrie! Offering over 2,400 sq.ft. of developed living space, this property features 5 bedrooms and 3.5 bathrooms, including 4 spacious bedrooms upstairs &mdash; perfect for a growing family. The primary suite includes a walk-in closet and a private ensuite, providing a comfortable retreat. The main level showcases a modern kitchen with ceiling-height cabinets, quartz countertops, stainless steel appliances, and a large island, opening to a bright living room with a custom fireplace feature wall. The fully finished basement adds an additional bedroom, full bathroom, and large rec room for family entertainment or guests. Upstairs, enjoy the convenience of laundry on the same level as the bedrooms, and a private balcony off one of the rooms &mdash; a perfect spot to unwind. Outside, a large backyard and front-attached garage complete this wonderful home, located close to parks, schools, shopping, and pathways.