



**GRASSROOTS**  
REALTY GROUP

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**59 Osborne Common SW  
Airdrie, Alberta**

**MLS # A2264517**



**\$699,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | South Windsong         |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,168 sq.ft.           | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |                                                                 |                   |      |
|--------------------|-----------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                               | <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, Wood Frame                                        | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |      |

**Inclusions:** N/A

GORGEOUS 2167 SQUARE FEET TWO STOREY DETACHED HOME WITH DOUBLE FRONT ATTACHED GARAGE, SITUATED ON NICE WIDER LOT AND HAS VERY OPEN AND SPACIOUS FLOOR PLAN ! HUGE LIVING ROOM WITH FIRE PLACE, BEAUTIFUL KITCHEN WITH ISLAND, NICE CABINETRY, DINING AREA, 9 FEET CEILINGS, UPPER FLOOR HAS 3 GOOD SIZE BEDROOMS AND NICE BONUS ROOM, CENTRAL AIR CONDITONER, GREAT LOCATION, FENCED, DECK , LOTS OF UPGRADES, 10 MINUTES DRIVE FROM CROSS IRON SHOPPING CENTRE, VERY EASY AND QUICK ACCESS TO CALGARY, CLOSE TO AMENITIES !