



GRASSROOTS
REALTY GROUP

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602 Osborne Drive SW
Airdrie, Alberta

MLS # A2264984



\$455,000

Division:	Southwinds		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,440 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Quartz Counters		

Inclusions: N/A

Welcome to this beautiful NO CONDO FEE, FREEHOLD, FULLY UPGRADED townhouse with DOUBLE ATTACHED GARAGE, proudly hitting the market for the first time. Lovingly cared for by its original owner, this non-smoking home offers a fresh and well-kept environment, now ready for its new chapter as the family looks to move into a larger property. From the moment you walk in, you will feel the inviting atmosphere and notice how well maintained it is. The main floor features a bright open-concept layout with a spacious living room, dining area, and a stunning kitchen complete with high-end stainless steel appliances, quartz countertops, and upgraded hardware, faucet, and light fixtures. More than \$35,000 in upgrades include quartz countertops in the kitchen and bathrooms, knockdown ceilings, luxury vinyl plank flooring, stainless steel appliances, upgraded light fixtures, LG ENERGY STAR® washer and dryer, and a refrigerator with filtered water and ice. The location is excellent, with a park and playground right in front, and close proximity to schools, shopping, parks and restaurants. A 2-piece bath, mudroom, and access to the double attached garage complete the main level. Upstairs you will find a generous primary bedroom with a large walk-in closet, private balcony, and a 4-piece ensuite finished with quartz countertops, a stylish backsplash, and elegant light fixtures. Two additional well-sized bedrooms, another 4-piece bath, and the convenience of upstairs laundry with upgraded washer and dryer complete the upper level. The basement is unfinished and awaits your ideas, with rough-in plumbing already in place for a future bathroom. This move-in ready townhouse has everything you are looking for - don't miss it!

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