



GRASSROOTS
REALTY GROUP

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5 Osborne Gate SW
Airdrie, Alberta

MLS # A2265259



\$585,000

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,645 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: shed

Welcome to your new home in South Windsong! This bright and comfortable three-bedroom home sits on a sunny corner lot. With extra space, more privacy, and sunlight pouring in from multiple sides, it immediately feels open and welcoming. The main floor offers a functional layout. The kitchen has stainless steel appliances, beautiful lighting fixtures, and a kitchen island that's perfect for meal prep, baking, or catching up over coffee. The patio doors off the dining area lead to a private backyard with a storage shed and a cozy deck—just the spot to relax after a long day or enjoy quiet weekends at home. Upstairs, you'll find convenient laundry, two secondary bedrooms, and a spacious primary suite with a soaker tub in the ensuite and a walk-in closet. The unfinished basement is great for storage or future potential. This home is great for families because the yard is private, you're right across the street from a park with a playground, and it's just a short fifteen-minute walk to Northcott Prairie Elementary. You're also close to the future South Windsong high school, beautiful walking trails, and shopping at Cooperstown Plaza. This is a home that simply feels good the moment you walk in—and a location that makes everyday life just a little easier. Book a showing and come see it for yourself!