



GRASSROOTS
REALTY GROUP

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163 Osborne Rise SW
Airdrie, Alberta

MLS # A2265311



\$615,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	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.