



GRASSROOTS
REALTY GROUP

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**5045 Southwinds View SW
Airdrie, Alberta**

MLS # A2274165



\$688,990

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,242 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

As part of Mattamy's WideLot™ collection, the Maclaren amplifies living space through shorter hallways and brighter windows. Enter through a welcoming foyer and den to find yourself in an open and inspiring living space. The kitchen wows with an oversized island and charming breakfast bar. Enjoy the convenience of a pantry, powder room and mudroom. Find ample storage space upstairs, with bedrooms 2 and 3 both including walk-in closets. Relax with a book in your upper loft. Escape to your primary bedroom, complete with a walk-in closet and ensuite. A separate side entrance and 9' foundation have been added to your benefit for any potential future basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed February 2026. *Photos & virtual tour are representative.