



**GRASSROOTS**  
REALTY GROUP

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**5032 Southwinds View SW**  
**Airdrie, Alberta**

**MLS # A2274218**



**\$632,990**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,124 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

As part of Mattamy's WideLot™ collection, the Fullerton was uniquely designed to reimagine livability, with shorter hallways and brighter windows. The open-concept main floor seamlessly flows together with luxury vinyl plank flooring, with a functional quartz kitchen, an oversized island that becomes the heart and hub of your home life and includes a stainless-steel chimney hood fan. Tucked away are the powder room, pantry, and a mudroom that provides access to your garage. Escape into the upper floor loft for relaxation. Your ultra quiet primary bedroom is nicely separated from the other 2 bedrooms, main bath and laundry. It features 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 adds 8 solar panels to all homes as a standard inclusion! This New Construction home is estimated to be completed March 2025. \*Photos & virtual tour are representative.