



**GRASSROOTS**  
REALTY GROUP

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**5033 Southwinds View SW  
Airdrie, Alberta**

**MLS # A2274743**



**\$734,990**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,736 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

The Smythe is uniquely designed to reimagine livability, with shorter hallways, brighter windows and a charming open concept main floor. It brings about the true essence of a home with a welcoming foyer leading to the great room for entertaining, a main floor bedroom to suit your needs, and a large kitchen space with an oversized pie-shaped island for seating. Upstairs are 4 bedrooms designed for peace of mind and rest. Escape to your primary bedroom with French doors, 2 walk-in closets and ensuite. A separate loft provides additional space to your upper floor. A separate side entrance and 9' foundation have been added to your benefit for any 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.