



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

752 Osborne Drive SW
Airdrie, Alberta

MLS # A2283346



\$450,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | South Windsong | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,368 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Lawn, See Remarks | | |

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|--------------------|---|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Vinyl Plank |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Breakfast Bar, Kitchen Island, Stone Counters |

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2-T

Utilities: -

Inclusions: N/A

Welcome to 752 Osborne Drive SW, a well-designed 2-storey row townhouse in the established community of South Windsong. Built in 2019 and offering 1,368 sq. ft. of above-grade living space, this 3-bedroom, 2.5-bath home delivers a functional layout, modern finishes, and fee-simple ownership with no condo fees. The main floor is laid out for everyday living. A front foyer opens into a bright living area with durable vinyl plank flooring and clean sightlines through the dining space and kitchen. The kitchen is practical and contemporary, featuring stone countertops, a central island with breakfast bar seating, and a stainless steel appliances. A 2-piece bathroom completes the main level, making the space equally suitable for families, guests, or entertaining. Upstairs, all three bedrooms are well proportioned. The primary bedroom offers generous space, a full 4-piece ensuite, and excellent separation from the secondary bedrooms. Two additional bedrooms share a 4-piece bathroom, and a central upper-level family room provides flexible space for a home office, media area, or kids' zone. The full basement is unfinished and ready for future development, with laundry already located on this level. Outside, enjoy both a front porch and upper balcony, along with a small lawn area. Parking is a standout feature, with a rear double attached garage accessed by the alley, plus additional street parking. Located close to parks, playgrounds, schools, shopping, and walking paths, this home offers a straightforward, low-maintenance option in a growing southwest Airdrie neighbourhood. Possession is flexible, making it suitable for both owners and investors looking for a move-in-ready property with room to add value.