



**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

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R2-T

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Kitchen Island, Stone Counters

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.