



**2 Osborne Common SW
Airdrie, Alberta**

MLS # A2287926



\$599,900

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Level, Low Maintenance Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Walk-In Closet(s)		

Inclusions: None

Nestled within the vibrant and highly coveted community of Southwinds, this impeccably maintained contemporary residence offers 1,726 square feet of sophisticated living space. From the moment you cross the threshold, the home exudes an air of refined elegance, characterized by soaring knockdown ceilings and a high-efficiency open-concept layout. Warm, inviting tones harmonize beautifully with durable luxury vinyl plank flooring that stretches across the main level, creating a cohesive and polished aesthetic. Bathed in a radiant glow from expansive windows, the airy living room provides a serene atmosphere for relaxation before transitioning effortlessly into a chef-inspired kitchen. This culinary masterpiece boasts sleek quartz surfaces, a central social island with integrated seating for four, and an abundance of premium cabinetry. Positioned perfectly for hosting, the kitchen flows into a grand dining area suited for both intimate weeknight meals and festive gatherings. Functional excellence is found in the thoughtful details of the main floor, including a streamlined mudroom, a discreet powder room, and a front foyer enhanced by custom built-in storage and dual closets. The upper sanctuary is anchored by a lavish primary suite designed as a private retreat. This spacious chamber features a generous walk-in closet and a spa-like four-piece ensuite, complete with a deep soaker tub and a separate glass-enclosed shower. Two additional well-proportioned bedrooms offer ample closet space and share access to a secondary full bathroom. Enhancing the home's versatility, a sprawling upper-level family room serves as an ideal secondary lounge or media hub, while the dedicated laundry room adds a layer of modern convenience to the top floor. Beyond the finished levels, the pristine unfinished basement presents a massive blank canvas, offering endless potential for

a personalized gym, theater, or guest suite to further expand your total square footage. Outside, the fully fenced backyard provides a secure and private oasis for children to play or pets to roam. Vehicle storage is effortless thanks to the double front attached garage and a wide driveway for guest parking. Situated mere steps from lush parks, scenic playgrounds, reputable schools, and diverse shopping centers, this property flawlessly fuses architectural foresight with premium finishes. This is an unparalleled opportunity to secure a turnkey lifestyle in a neighborhood that truly has it all & don't miss out and book your Showing today!