



**113 Osborne Rise SW
Airdrie, Alberta**

MLS # A2302140



\$639,900

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,772 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Side		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island		

Inclusions: N/A

Welcome to this beautifully maintained two-storey home in the sought-after community of South Windsong in Airdrie. Perfectly positioned on a large CORNER LOT with DOUBLE ATTACHED GARAGE, this home offers exceptional space, privacy, and sun-filled living throughout the day thanks to its expansive windows and ideal orientation. Step inside to discover a bright, open-concept main floor designed for comfortable everyday living and effortless entertaining. The spacious living area flows seamlessly into a welcoming dining space and a stunning kitchen featuring modern white cabinetry, QUARTZ COUNTERTOPS, stainless steel appliances, abundant storage, and a large central island that's perfect for gatherings. The main level also offers convenient laundry, a powder room, and direct access to the ATTACHED DOUBLE FRONT GARAGE. Upstairs, you'll find a generous primary retreat complete with a WALK-IN CLOSET and private ENSUITE. Two additional well-sized bedrooms, a full bathroom, and a versatile bonus/family room provide plenty of room for a growing family, a home office, or relaxation space. The fully DEVELOPED BASEMENT expands the living area with a recreation space, media area, additional bedroom, and full bathroom, making it ideal for guests or extended family. Outside, the professionally landscaped yard features a massive FULL-WIDTH PATIO/DECK, creating the perfect setting for outdoor dining, summer entertaining, or simply unwinding at the end of the day. Additional highlights include hardwood flooring, quartz counters throughout, CENTRAL A/C, upgraded lighting, and thoughtful custom details that reflect the pride of ownership seen throughout the home. Located close to parks, pathways, SCHOOLS, and shopping, this exceptional property combines space, comfort, and convenience in one of

Airdrie's most desirable neighborhoods, equally ideal for growing family and, ideal investment seeking investors. Don't miss this opportunity—book your private showing today