



**1 Osborne Common SW
Airdrie, Alberta**

MLS # A2302727



\$839,900

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,599 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Pie Shaped Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Hot Tub

Open House Sunday April 19 2pm to 4pm. Welcome to 1 Osborne Common SW in Airdrie — a home that truly delivers on lifestyle. Offering over 3,500 sq ft of beautifully finished living space, this property is designed for both upscale entertaining and comfortable family living. From its thoughtful layout to its impressive upgrades, every detail has been carefully curated to create a space you’ll love coming home to. Step outside to your own private backyard oasis. The expansive southwest-facing yard is a standout feature, complete with two pergolas, a water feature, hot tub, and professionally designed landscaping — perfect for soaking up the sun, relaxing evenings, or hosting gatherings with family and friends. Located close to parks, schools, and shopping, this home combines luxury with everyday convenience. Inside, you’ll find 5 bedrooms, 3.5 bathrooms, a double attached garage, central air conditioning, and a fully developed basement. The main floor offers a bright, open-concept design ideal for modern living, along with a dedicated den/office — perfect for working from home. The upgraded kitchen features granite countertops, ample cabinetry, and a walk-in pantry, flowing seamlessly into the dining and living areas, highlighted by ceramic tile and vinyl plank flooring throughout. Upstairs, a central bonus room provides additional living space and privacy between bedrooms. The spacious primary suite is a true retreat, complete with a walk-in closet and a luxurious 5-piece ensuite with dual vanities. Three additional bedrooms, a full bathroom, and a convenient upper-level laundry room complete this level. The fully finished basement adds even more versatility, featuring an additional bedroom, full bathroom, and plenty of storage — perfect for guests, extended family, or a home gym. This exceptional property offers the perfect

balance of space, style, and location — a true must-see.