



**12 Southwinds Common SW  
Airdrie, Alberta**

**MLS # A2304331**



**\$799,900**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,249 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** None

Welcome to 12 Southwinds Common SW in the vibrant and growing community of Southwinds, Airdrie. This beautifully designed, nearly new home offers approximately 2,249 sq. ft. above grade plus 830 sqft of developed basement space, combining modern style, functional living, and long-term potential—perfect for families and investors alike. From the moment you step inside, you’re welcomed by bright, open-concept living spaces filled with natural light. The heart of the home features a spacious family room seamlessly connected to a stunning kitchen and dining area, highlighted by a large central island, sleek cabinetry, and upgraded finishes throughout. The kitchen is equipped with stainless steel appliances, including an upgraded gas cooktop, along with a stylish gold faucet that elevates the overall look and feel. The family room is further enhanced with custom accent wall detailing, adding a designer touch, while a separate formal living room at the front offers additional flexibility. Step outside to enjoy a rear deck, perfect for relaxing, entertaining, or enjoying summer evenings. Upstairs, you’ll find 3 generously sized bedrooms, including a comfortable primary retreat with its own ensuite, along with a second full washroom, a large bonus room perfect for a second living space or home office, and an oversized laundry room that adds everyday convenience. The fully developed basement offers incredible additional space, featuring 1 bedroom, a full bathroom, a spacious recreation area with room for both living and dining, and its own separate laundry—making it ideal for extended family, guests, or future suite potential. Situated in a prime location, this home is walking distance to the future Southwest Recreation Centre (planned by the City of Airdrie), a major upcoming amenity featuring pools, fitness facilities, and family recreation

spaces. You'll also enjoy quick and easy access to major highways, making commuting to Calgary and surrounding areas seamless. With its modern layout, developed basement, multiple living spaces, upgraded kitchen features, and strong future upside, this home offers the perfect balance of lifestyle and investment potential in one of Airdrie's most desirable communities.