



**191 Osborne Common SW
Airdrie, Alberta**

MLS # A2157873



\$600,000

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,683 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Double Vanity, Kitchen Island, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Nestled in the sought-after community of Windsong, 191 Osborne Common offers the perfect blend of small-town charm and modern convenience. Windsong is known for its welcoming atmosphere, beautifully maintained homes, and access to a variety of amenities that make it an ideal place to raise a family. As you drive down the peaceful, tree-lined street, you'll immediately feel at home, perfect for families, with well-maintained sidewalks and plenty of space for children to play. The single-family home features a spacious layout, including a single garage that's ideal for both parking and additional storage. This home boasts over \$60,000 in high-end upgrades, including upgraded flooring, cotton white quartz countertops in kitchen and bathrooms, ensuring modern comfort and style throughout and many more. Additionally, the property offers excellent potential for a basement development with city approval, allowing you to expand your living space and add even more value to your investment. Enjoy the numerous parks and playgrounds scattered throughout the community, providing ample space for outdoor activities and family picnics. The area is home to top-rated schools, making the morning school run a breeze. Shopping and dining options are conveniently close, with a variety of stores and restaurants catering to all your needs. This home is more than just a place to live; it's a place to thrive. Discover the perfect setting for your family's next chapter.