



437 Osborne Drive SW
Airdrie, Alberta

MLS # A2179009



\$814,990

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,435 sq.ft.	Age:	2025 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

The Norquay offers 2,435 sq. ft in the Southwinds community in Airdrie, starting at \$814,990. This double attached Single Family has Design Studio finishes like quartz countertops and LVP flooring. Upstairs, your primary bedroom features a walk-in closet, down the hall from bedrooms 2 and 3 find the main bath, laundry room, and loft for ultra-convenient living. Enjoy access to amenities including an already developed commercial space and Cross Iron Mills Shopping center, splash park, planned schools and recreational facilities, sure to complement your lifestyle!