



**114 Osborne Common SW
Airdrie, Alberta**

MLS # A2180602



\$775,000

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,362 sq.ft.	Age:	2020 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Interior Lot, Landscaped, Level, Rectangular Lot, See Remarks		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s),	Water:	Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning 5-bedroom, 3.5-bathroom home, offering over 3,100 square feet of meticulously crafted living space. This beautifully developed residence combines sophistication with functionality, showcasing high-end upgrades designed to enhance everyday living. At the heart of the home lies the gourmet kitchen, a chef's dream with sleek quartz countertops, a premium gas range with convection oven, and a thoughtfully designed corner walk-in pantry. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating a warm and inviting space perfect for family gatherings and entertaining guests. A centrally located family/bonus room with HIGH ceilings provides the ideal setting for relaxation and entertainment, making it a focal point for creating lasting memories with friends and family. Upstairs, the private primary retreat awaits—a luxurious haven featuring a spa-inspired ensuite with a deep soaker tub, a spacious walk-in shower, and a large walk-in closet. Two additional generously sized bedrooms and a four-piece family bathroom complete this level, offering comfort and convenience for all. The fully developed basement can be used to generate additional income and enhances the home's versatility with an illegal suite. This self-contained space includes two large bedrooms, a full kitchen, a four-piece bathroom, and a cozy recreation/living area, complete with its own laundry facilities. Perfect for extended family, guests, or potential rental income, this basement adds incredible value. Located within walking distance of local schools and shopping, this property offers unparalleled convenience. Its prime location also provides easy access to 8th Street and Yankee Valley Boulevard, ensuring seamless connectivity to major highways and urban amenities. This home is a true gem, blending luxury, comfort,

and practicality in one remarkable package. Don't miss your chance to make it your forever home—schedule a showing with your favorite realtor today. Be sure to check out the VIRTUAL TOUR LINK for interactive floor plans, high-definition photos, and an immersive walkthrough of every room!