



450 Osborne Drive SW
Airdrie, Alberta

MLS # A2193702



\$476,990

Division:	Southwinds		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

The Fisher offers 1380 sqft (builder sqft) in the Southwinds community in Airdrie, starting at \$476,990. This double rear attached garage townhome features a front veranda and an upstairs balcony. Your front door opens up to a functional foyer leading into dining room, kitchen, and great room. From the garage, enter your mudroom which is easily accessible to your kitchen. Upstairs you'll find 3 bedrooms, including your generous sized primary bedroom with ensuite, and walk-in closet. Down the hall are two additional bedrooms, main bath and your laundry for ultra-convenient living. This home is in the early stages of the building process, and you will have the opportunity to select and personalize finishes and design upgrades. Enjoy access to amenities including community commercial area! 10 minutes to Cross Iron Mills Shopping centre or 15 minutes to the airport, you can't find a better place to call home. Not to mention the playgrounds, skatepark or winding down with walks around the pond and greenspaces.