



**446 Osborne Drive SW**  
**Airdrie, Alberta**

**MLS # A2193706**



**\$484,490**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

The Brooke Colonial offers 1341 sqft (builder sqft) in the Southwinds community in Airdrie, starting at \$484,490. This attached double car garage townhome has Design Studio finishes like Quartz countertops, Luxury Vinyl Plank throughout the main. Upstairs, your primary bedroom features a walk in closet and ensuite. Down the hall you will find bedrooms 2, 3, main bath and laundry for ultra-convenient living. Enjoy access to amenities including an already developed commercial space and Cross Iron Mills Shopping center, you can't find a better place to call home. Not to mention the playgrounds, splash park or walks around our many pathways throughout the community.