



**GRASSROOTS**  
REALTY GROUP

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**3033 Southwinds Place SW**  
**Airdrie, Alberta**

**MLS # A2193722**



**\$663,990**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,885 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, Driveway		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Corner 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, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

The Monarch offers 1,885 sq. ft in the Southwinds community in Airdrie, starting at \$663,990. This Double Attached Garage Detached home has Design Studio finishes like quartz countertops, tiles in wet area, & Doors on main, white painted railing, knockdown ceiling, Chimney hood fan and LVP floors, as well as exclusive Architect's Choice Options such as a Bath Oasis. Upstairs, your primary bedroom features a walk-in closet and a stunning ensuite with double sinks and a separate tub and shower. Adjacent to bedrooms 2, is the loft for ultra-convenient living, the main bath and laundry room. Bedroom 3 is located opposite to the loft. 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!