



**GRASSROOTS**  
REALTY GROUP

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**1062 Southwinds Green SW  
Airdrie, Alberta**

**MLS # A2195931**



**\$679,900**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,906 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Open house this weekend: Sat, March 8 - 2 pm to 4pm, Sun, March 9 - 1 pm to 3 pm. Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom detached home with an attached front garage, situated in a sought-after neighborhood close to schools, parks, and numerous amenities. This home boasts \$100K in premium upgrades, offering instant equity gain! Features include a 200 Amp electrical panel (84 CCT), 9&rsquo; basement foundation for future development, a wet bar rough-in, and a gas fireplace in the great room for cozy living. With a spacious open-concept design and tons of natural light, this home is perfect for families or investors looking for a fantastic opportunity. The unfinished basement presents endless possibilities&mdash;convert it into a legal suite or additional living space for extra income potential. Enjoy peace of mind with a new home and builder warranty program, ensuring long-term protection for your investment. Don&rsquo;t miss this rare opportunity for instant equity gain in a prime location. Book your showing today!