



**1088 Southwinds Green SW
Airdrie, Alberta**

MLS # A2204894



\$1,260,000

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,855 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Irregular Lot, No Neighbours Behind, Pie Shaped Lot, Private, See		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U Urban Standard Resid
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: SS Hood Fan + Red. - 36W 20D (APK01120), SS Microwave + TK - 1.9cu 24W 19D (APK01200), SS Fridge - 25.5cu 36W 32D (APK02203), SS Oven - 5.1cu 30W 27D (APK03108), SS Cooktop - 36W 23D (APK03110), SS Dishwasher - 24W 25D 7 Cycl (APK04105), Grey Front Load W&D (APL10101)

Welcome to this exceptionally upgraded Beautiful 5-bedroom, 3.5-bathroom home in the highly sought-after community of Southwinds, SW Airdrie! This stunning Brand New property offers modern luxury, high-end finishes, and thoughtful enhancements throughout, making it truly one of a kind. From the moment you step inside, you'll be impressed by the gourmet kitchen, featuring built-in appliances, quartz countertops, soft closing doors and drawers, an oversized pantry, and premium cabinetry for ample storage. Total upgrades mounting to \$107,695! The open-concept layout flows beautifully into the living and dining spaces, where upgraded designer lighting, luxury vinyl plank & designer tile flooring, and elegant finishes create a sophisticated yet welcoming atmosphere. The oversized ensuite walk-in closet is so spacious that it could be considered an additional room. Seller has also paid \$50,000 Lot Premium. With this large pie shaped lot, imagine stepping into your private backyard oasis—a vast, uniquely shaped lot, offering limitless possibilities for outdoor living and personal enjoyment. This expansive space invites you to design your own retreat, whether it be a lush garden sanctuary with meandering pathways or a contemporary outdoor lounge perfect for entertaining. Picture summer evenings gathered around a custom fire pit, kids playing on a spacious lawn, or a stylish pergola draped in vines for shaded relaxation. Also perfect for a fitness enthusiast! The ample space can also accommodate a luxurious pool with a sun deck, a sports court for games, or even a charming gazebo for alfresco dining. The potential for vegetable gardens or a small orchard is abundant. The possibilities for creating a private, peaceful retreat are as limitless as your imagination. This backyard is not just land—it's an opportunity to cultivate

the life you've dreamed of, blending relaxation, recreation, and connection to nature. The separate exterior basement entrance makes the unfinished lower-level ideal for possible future development with the required city approval, providing incredible flexibility for additional living space or a potential legal suite (subject to approval and permitting by the city/municipality). Basement ceiling upgraded to 9 feet! In this vibrant and family-friendly community, you'll enjoy close proximity to parks, walking paths, top-rated schools, shopping centers, and major roadways for easy commuting. Most importantly New elementary school to be built behind the house and new high school as well as Recreation Centre to be build close by in the community as per builder - Mattamy Homes. Backyard gate already installed by the builder! Lister is one of the owners.