



GRASSROOTS
REALTY GROUP

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**30 Southwinds Link SW
Airdrie, Alberta**

MLS # A2209416



\$659,900

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,628 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Brand New Home Never lived in with Developed Basement & Separate Entrance & Move-In Ready! This stunning 2-storey home offers modern design, family comfort, and income potential in a growing Calgary neighborhood(Subject to City approval) Highlights: * LVP Flooring and Quartz countertops & 1,628 SqFt above grade + 513 SqFt 1-bedroom Developed basement & Basement with separate entrance & Open floor plan with 9ft ceilings on the main floor & Sparkling kitchen with quartz countertops, island seating & stainless steel appliances & 3 bedrooms upstairs + 2.5 bathrooms & Bonus upper-level family room & Convenient upstairs laundry room & Double attached garage + driveway parking & Spacious backyard ready for summer enjoyment