



GRASSROOTS
REALTY GROUP

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**170 Osborne Common SW
Airdrie, Alberta**

MLS # A2211776



\$650,000

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,155 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Central air conditioner

Hands down the BEST PRICED home in Airdrie. This amazing property is priced well BELOW market value! Don't take my word for it, come look for yourself and see what you will get – 5 BEDROOMS, 3 $\frac{1}{2}$ BATHS, FULLY FINISHED BASEMENT, and OVERSIZED DOUBLE ATTACHED GARAGE. Outstandingly located within the coveted community of Windsong with a sunny west facing backyard! Come home to a quiet sanctuary with beautiful curb appeal. Inside, over 2,800+ sq. ft. of developed space impresses with wide plank flooring, a neutral colour pallet and designer finishes. All the walls have been freshly painted. The living room is a relaxing retreat in front of the gas fireplace while clear sight lines encourage unobstructed conversations. Culinary adventures await in the stunning kitchen featuring gleaming white cabinetry, stone countertops, a gas cooktop, stainless steel appliances, designer backsplash detailing, a large walk-in pantry for extra storage and a huge centre island with breakfast bar seating for 4. The adjacent dining area offers even more space for family meals and guests with easy flow to the patio sliders leading to the rear yard creating an effortless indoor/outdoor lifestyle. Enjoy casual barbeques and time spent unwinding on the massive deck soaking up the sunny west-facing sunshine. Escape at the end of the day to the primary oasis on the upper level – a true owner's sanctuary thanks to the luxurious ensuite and large walk-in closet. 3 additional bedrooms up are spacious and bright with easy access to the stylish 4-piece bathroom. Laundry is also conveniently on this level, no need to haul loads up and down the stairs! Gather in the family room in the finished basement and come together over engaging movies and games nights. Completing this level is a 5th GUEST BEDROOM, another full bathroom and ample

storage. Added bonus includes central air conditioning to keep you comfortably cool during our hot summers. Another perk that the home is still under New Home Warranty! Phenomenally located in the popular Airdrie community of South Windsong, where an extensive pathway system winds around the neighbourhood and connects within walking distance to Coopers Town Promenade with national brands as well as local businesses that include a craft brewery, boutique clothing store, quality childcare, Windsong Heights school, the Southwinds Pump Track and the numerous other parks and green spaces that this family-oriented community is known for. When you do need to leave the neighbourhood enjoy the easy access to Calgary, the airport, Cross Iron Mills Mall and Costco. Truly an unbeatable location for this beautiful and spacious home! DON'T WAIT - SEE YOURSELF LIVING HERE, then bring us an offer that we can't refuse!