



THE
A-TEAM

**RE/MAX
FIRST**

784 OSBORNE Drive, Airdrie T4B 3T1

MLS® #: **A2134289** Area: **South Windsong** Listing Date: **05/22/24** List Price: **\$509,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **1,823 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,370**
 Low Sqft:
 Ttl Sqft: **1,370**

DOM

34
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Lawn,Landscaped,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Soaking Tub,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	10`9" x 10`5"	Kitchen	Main	10`3" x 9`6"
Dining Room	Main	9`1" x 6`6"	Bonus Room	Upper	13`11" x 9`5"
Laundry	Upper	5`5" x 5`0"	Balcony	Upper	20`1" x 10`8"
Bedroom - Primary	Upper	14`1" x 13`6"	Bedroom	Upper	10`4" x 9`4"

2pc Bathroom
4pc Ensuite bath

Main
Upper

0`0" x 0`0"
0`0" x 0`0"

4pc Bathroom

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910978

Zoning:
R2-T

Remarks

Pub Rmks: **“No Condo Fees” - Welcome to this stunning “End Unit” townhouse nestled in the vibrant community of South Windsong, offering the perfect blend of comfort, convenience, and style. Built in 2019 with 2 bedrooms & 2.5 bathrooms, boasting nearly 1400 SF of meticulously designed living space, this home presents an ideal opportunity for those seeking modern living without the burden of condo fees. Upon entering, you'll be greeted by an abundance of natural light that illuminates the spacious living areas, adorned with gleaming vinyl plank flooring. The well-appointed kitchen is a chef's delight, featuring luxurious Quartz countertops, stainless steel appliances, custom subway style backsplash, pantry and ample cabinetry for all your culinary needs. The expansive center island offers a perfect spot for casual dining and entertaining guests. Rounding out the main level is a 2 pce powder room & access to your double attached garage. Ascend to the upper level, where a versatile loft/bonus room awaits, providing access to a generous deck—a serene retreat for outdoor gatherings or simply unwinding. The primary suite is a sanctuary of comfort, boasting a sizable walk-in closet and a luxurious 4-piece ensuite with soaker tub. An additional bedroom has access to their own well-appointed full bathroom, ensuring ample space for the entire family. The lower level of this residence awaits your development ideas & offers large windows & rough-in plumbing. Situated close to schools & within close proximity to parks, walking paths, Chinook Winds Park, and a host of amenities, plus easy access to 8th Street & the new 40th Ave to the QE11, this property offers unparalleled convenience and accessibility. Don't miss the opportunity to make this exceptional townhouse your new home. Schedule a viewing today and prepare to be captivated by its charm and allure!**

Inclusions: **NA**
Property Listed By: **2% Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









