



THE
A-TEAM

**RE/MAX
FIRST**

212 OSBORNE Green, Airdrie T4B 5E4

MLS®#: **A2143816**

Area: **South Windsong**

Listing Date: **06/22/24**

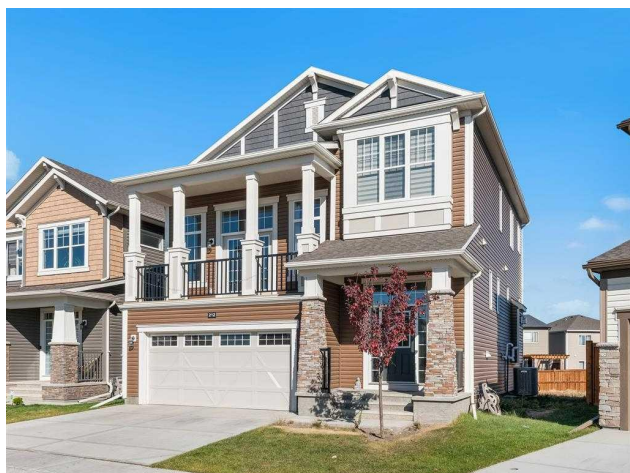
List Price: **\$749,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 21-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2019**

Lot Information

Lot Sz Ar: **7,288 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,388**
Low Sqft:
Ttl Sqft: **2,388**

DOM

98
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Lawn,Landscaped,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Playground,Private Yard**

Construction: **Manufactured Floor Joist,Stone,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Humidifier,Microwave,Range Hood,Refrigerator,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`8" x 16`0"	Kitchen	Main	13`8" x 9`8"
Dining Room	Main	13`8" x 10`9"	2pc Bathroom	Main	5`7" x 5`4"
Laundry	Main	5`5" x 6`1"	Bedroom - Primary	Upper	15`8" x 13`11"

Bedroom
Family Room
4pc Bathroom
Bedroom
Furnace/Utility Room

Upper
Upper
Upper
Basement
Basement

12`5" x 10`7"
19`7" x 19`4"
7`10" x 7`1"
12`9" x 11`7"
8`2" x 5`9"

Bedroom
5pc Ensuite bath
Game Room
4pc Bathroom

Upper
Upper
Basement
Basement

11`10" x 11`0"
16`6" x 10`5"
19`7" x 17`3"
9`0" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910978

Zoning:
R1-U

Remarks

Pub Rmks: **"Discover this exquisite executive home ideally situated facing a lush green space and playground, embodying pride of ownership throughout. The interior boasts soaring ceilings, a gourmet kitchen complete with built-in oven and microwave, and gleaming floors accentuating the open-concept floor plan. The master bedroom features a luxurious ensuite and walk-in closet, while a spacious family room offers views of the playground and opens to a beautiful balcony. Two additional generously-sized bedrooms complement the upper level. The fully finished basement adds significant living space with an extra bedroom, family room, and a complete 4-piece bathroom, perfect for a large family. Outside, enjoy one of the area's largest backyards, providing ample room for outdoor activities .Don't miss out on this gem! Contact us today to schedule your private viewing."**

Inclusions:
Property Listed By: **N/A**
Century 21 Bamber Realty LTD.

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



