



THE
A-TEAM

**RE/MAX
FIRST**

137 OSBORNE Common, Airdrie T4B 5G7

MLS®#: **A2178537**

Area: **South Windsong**

Listing Date: **11/11/24**

List Price: **\$677,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2020**
Lot Information
Lot Sz Ar: **3,787 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,785**
Low Sqft:
Ttl Sqft: **1,785**

DOM

9
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,Corner Lot,Landscaped,Street Lighting,Private,See Remarks**
Park Feat: **Double Garage Attached,Driveway,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Public Sewer**
Ext Feat: **Other,Private Entrance,Private Yard**

Construction: **Concrete,See Remarks,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,See Remarks,Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,Quartz Counters,See Remarks,Storage**
Utilities: **Cable Available,Electricity Available,Natural Gas Available,See Remarks,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`2" x 8`5"	Living Room	Main	16`2" x 11`11"
Dining Room	Main	7`10" x 13`10"	Bonus Room	Second	13`6" x 19`3"
Family Room	Basement	16`0" x 19`9"	Bedroom - Primary	Second	12`9" x 20`6"
Bedroom	Second	10`10" x 10`8"	Bedroom	Second	10`1" x 11`0"
Bedroom	Basement	9`4" x 11`4"	Foyer	Main	6`10" x 14`0"
Laundry	Main	6`6" x 5`11"	5pc Ensuite bath	Second	0`0" x 0`0"

4pc Bathroom
2pc Bathroom

Second
Main

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

3pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2010683

Zoning:
R1-U

Remarks

Pub Rmks:

Amazing opportunity to own your home in Airdrie's most popular community of South Windsong. This unique 2 storey detached house located on a huge corner lot has 2,363 SqFt of total developed fantastic space for families to entertain with open concept bright main floor featuring huge windows allowing lots of natural light, big family room with very modern linear fireplace, cozy dining area, ½ bath, main floor laundry & an accesses to the attached double front garage and to rear back yard. Humongous kitchen with upgraded modern cabinetry & tons of cupboard storage space, high-end S/S appliances, & extra pot lights, big size island for the chef of the family and more. On the upper level you will discover a huge primary retreat with a walk-in closet & 5pc bathroom en-suite, 2 great size bedrooms with a 2nd 4pc bath and a great size family/bonus room. Fully developed basement boasts a huge hobby/recreational room / media room, a bedroom and a full 3pc bathroom. This fantastic home has quartz countertops all throughout, central A/C, custom mantel by the fireplace, beautiful floors all through the main floor, upgraded carpet, lights and a lot, lot more. Professional landscaped front & south facing back yard has a huge concrete patio & a concrete front porch/veranda where you can relax, enjoy & entertain after working hours. The property is located within walking distance to Coopers Plaza Promenade, South Windsong & Windsong green space trails, parks, schools & a lot more. Call for your private showing today!

Inclusions:
Property Listed By:

N/A
Century 21 PowerRealty.ca

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













