



THE
A-TEAM

**RE/MAX
FIRST**

473 OSBORNE Drive, Airdrie T4B 5S3

MLS®#: **A2179009**

Area: **Southwinds**

Listing Date: **11/15/24**

List Price: **\$814,990**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **2,435**

Low Sqft:

Ttl Sqft: **2,435**

Lot Information

Lot Sz Ar: **4,092 sqft**

Lot Shape:

DOM

18

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Street Lighting**
Park Feat: **Double Garage Attached,Driveway,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	15`9" x 14`11"
Den	Main	12`9" x 10`10"
Mud Room	Main	0`0" x 0`0"
Bedroom	Upper	10`3" x 11`8"
Loft	Upper	12`5" x 11`7"
Laundry	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	9`2" x 13`4"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	15`8" x 14`11"
Bedroom	Upper	12`9" x 10`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

TBV

Remarks

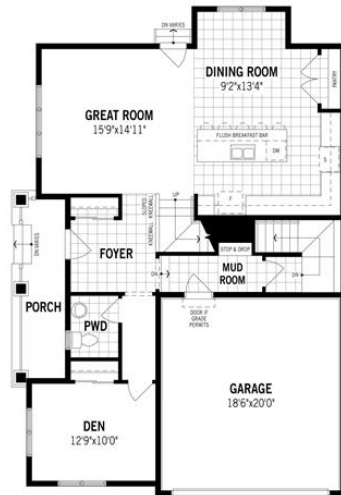
Pub Rmks: **The Norquay offers 2,435 sq. ft in the Southwinds community in Airdrie, starting at \$814,990. This double attached Single Family has Design Studio finishes like quartz countertops and LVP flooring. Upstairs, your primary bedroom features a walk-in closet, down the hall from bedrooms 2 and 3 find the main bath, laundry room, and loft for ultra-convenient living. Enjoy access to amenities including an already developed commercial space and Cross Iron Mills Shopping center, splash park, planned schools and recreational facilities, sure to complement your lifestyle!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Crown**

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



Norquay – Main Floor



Unselected Options: Main Floor Bedroom, Side Door Entry

Printed on 2/11/23

Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice and without compensation. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation.



Norquay – Second Floor



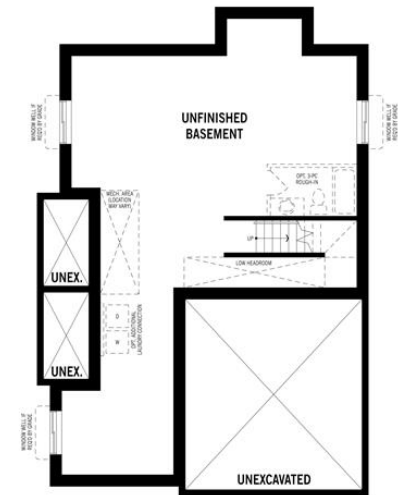
Unselected Options: 4th Bedroom w/ Loft, Bath Oasis, Dual Primary Bedroom w/ Third Bedroom, Dual Primary Bedroom w/ Loft

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Norquay – Basement



Unselected Options: Rear Basement Entry, Finished Basement

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