



THE
A-TEAM

**RE/MAX
FIRST**

24 OSBORNE Link, Airdrie T3B 5G7

MLS®#: **A2180772** Area: **South Windsong** Listing Date: **11/23/24** List Price: **\$649,900**
 Status: **Active** 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: **3,555 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,831**
 Low Sqft:
 Ttl Sqft: **1,831**

DOM

28
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Reverse Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Fire Pit**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`7" x 9`4"	Living Room	Main	17`5" x 12`6"
Dining Room	Main	10`10" x 8`6"	2pc Bathroom	Main	5`0" x 4`8"
Foyer	Main	13`1" x 4`9"	Mud Room	Main	7`0" x 4`6"
Bedroom - Primary	Third	15`0" x 12`2"	Bedroom	Third	11`4" x 9`6"
Bedroom	Third	13`0" x 11`1"	5pc Ensuite bath	Third	11`4" x 9`6"
4pc Bathroom	Third	9`2" x 5`5"	Laundry	Third	6`10" x 6`0"
Bonus Room	Second	13`0" x 12`5"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

2010683

Remarks

Pub Rmks:

Don't miss the opportunity to own this exquisite home in the sought after family community of South Windsong! Perfectly situated backing onto a GREEN SPACE with a PARK, this property offers an ideal location. Upon entering, you are welcomed by a spacious foyer that leads to a bright and spacious living room with a gorgeous gas fireplace which seamlessly transitions into the dining and kitchen area. The heart of the home is the open concept gourmet kitchen, featuring an ISLAND with cabinetry, QUARTZ COUNTERTOPS, SUBWAY TILED BACKSPLASH, PANTRY, POT LIGHTS and STAINLESS STEEL APPLIANCES with the stove being gas. Through the patio door off the dining room, you'll discover your own oasis, with a fire pit and play park for the kids. The main floor is complete with a 2 piece powder room. The staircase leading upstairs takes you to an open, expansive BONUS room featuring its OWN BALCONY! Upstairs, the primary retreat awaits, complete with a walk in closet and a 5 piece ensuite featuring a huge soaker tub and separate shower. Two additional well proportioned bedrooms, a 4-piece bathroom, and convenient upstairs laundry complete the upper level. The lower level presents an opportunity for you to add your personal touches in the future. Located close to amenities, schools, walking paths and shopping plazas with easy access to 8th street and Cross Iron mall. This home should truly be experienced from within, book your private showing today!

Inclusions:
Property Listed By:

NA
RE/MAX Real Estate (Mountain View)

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











