

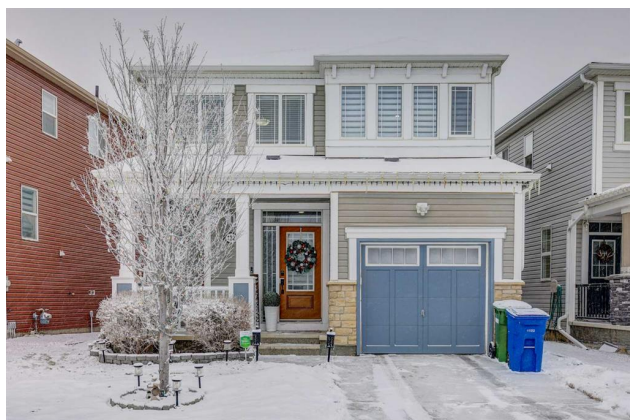


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**122 OSBORNE Rise, Airdrie T4B 4A1**

MLS®#: **A2181383**      Area: **South Windsong**      Listing Date: **12/19/24**      List Price: **\$579,999**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2015**      Abv Sqft: **1,465**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **2,852 sqft**      Ttl Sqft: **1,465**  
 Lot Shape:

DOM

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

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Lawn**  
 Park Feat: **Concrete Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Ceramic Tile,Laminate,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Quartz Counters,Soaking Tub,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`2" x 5`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`7" x 10`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`8" x 11`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 12`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 12`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>6`0" x 8`5"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>8`10" x 9`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 12`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 10`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 12`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`4" x 4`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`9" x 8`9"</b>
<b>Laundry</b>	<b>Basement</b>	<b>7`6" x 8`10"</b>	<b>Game Room</b>	<b>Basement</b>	<b>15`8" x 8`2"</b>

Furnace/Utility Room

Basement

6`7" x 7`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1-U

1512283

Remarks

Pub Rmks:

Welcome to this meticulously maintained home, showcasing an abundance of upgrades throughout. The gourmet kitchen features a spacious layout with an island, stunning quartz countertops, and stainless steel appliances, including a gas range for ultimate cooking precision. The main floor, second floor, and basement areas are complemented by durable vinyl plank and laminate flooring, creating a seamless flow throughout the home. The vinyl plank flooring on the second floor was recently installed in 2023. Upstairs, the primary retreat offers a private oasis, complete with a luxurious 5-piece ensuite, including a large soaker tub, separate shower, and double vanity sink. Two additional generously sized bedrooms share a well-appointed 4-piece bathroom. The fully finished basement adds even more living space, featuring a bedroom, a bonus room, a 4-piece bathroom, and a convenient washer and dryer. Pot lights throughout the home create a bright and inviting atmosphere. Ideally located near amenities, schools, walking paths, and shopping plazas, with easy access to 8th Street and Cross Iron Mall, this home offers both comfort and convenience.

Inclusions:

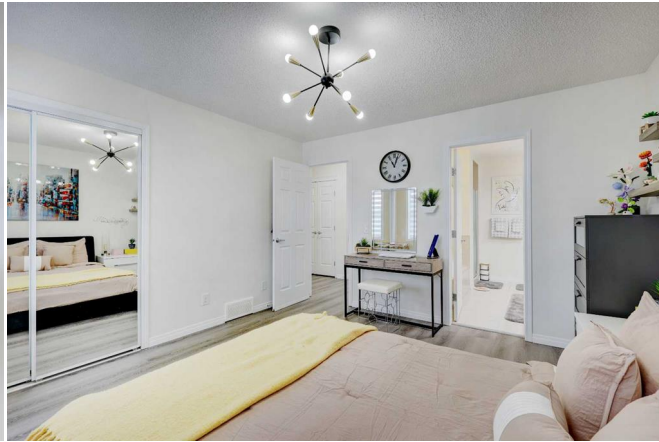
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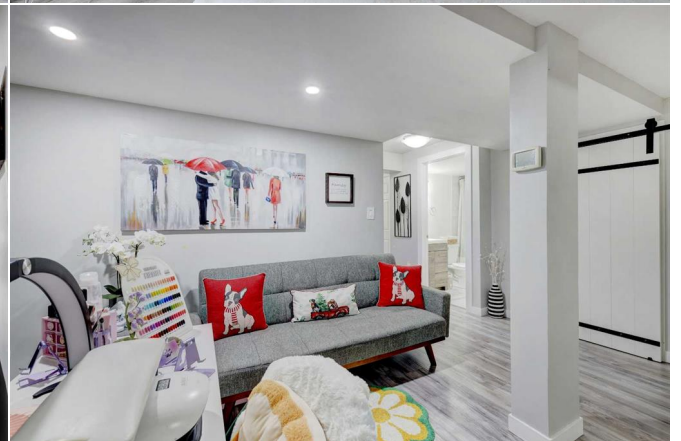
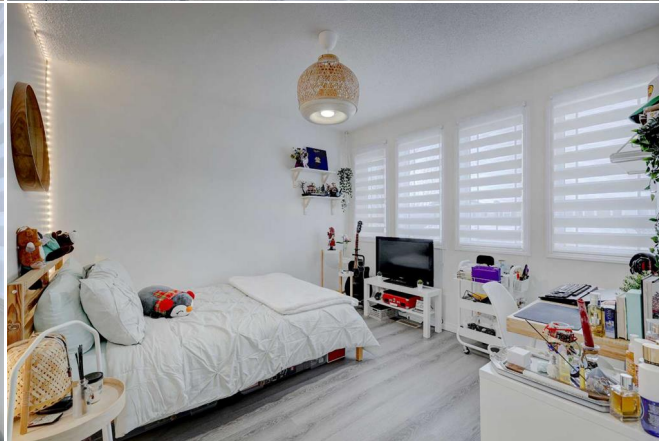
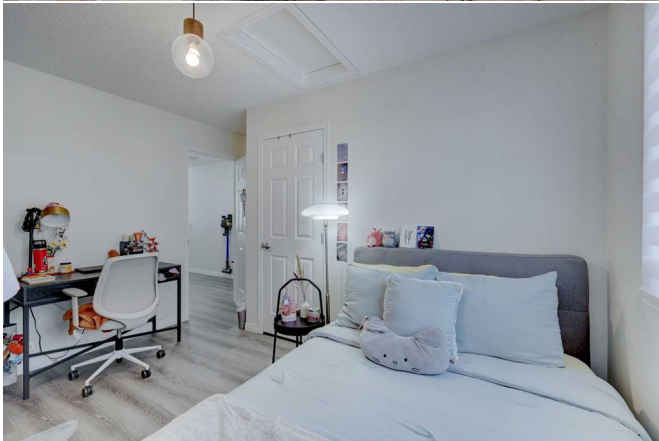
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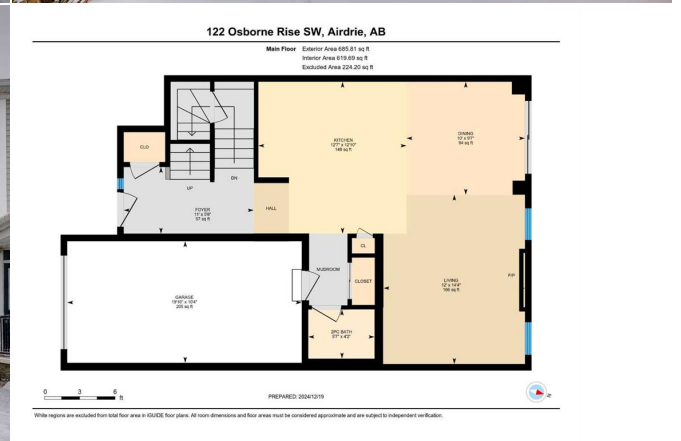
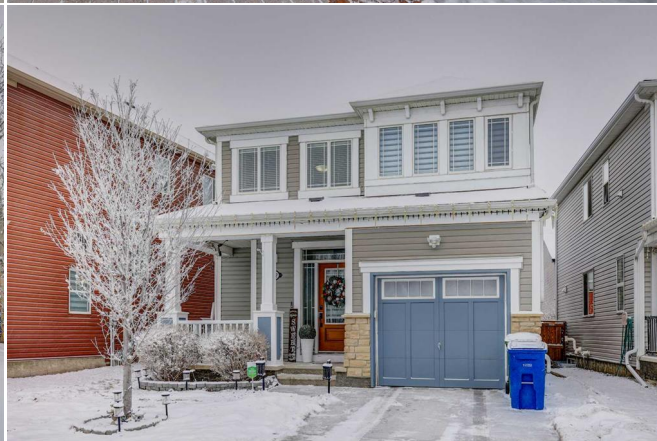
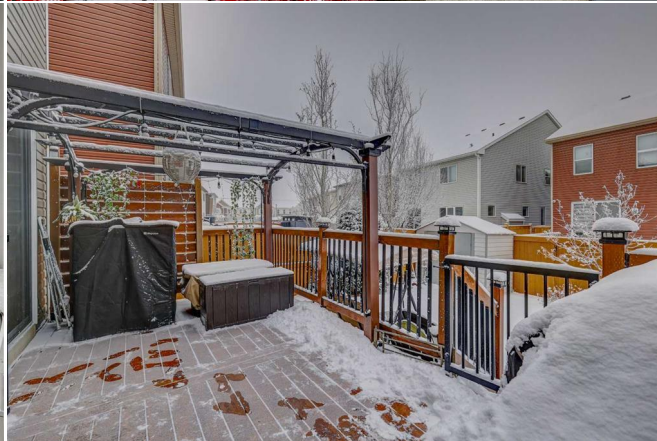
CIR Realty

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









122 Osborne Rise SW, Airdrie, AB

2nd Floor Exterior Area 779.76 sq ft  
Interior Area 715.18 sq ft  
Excluded Area 14.22 sq ft



PREPARED: 20241219



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

122 Osborne Rise SW, Airdrie, AB

Basement (Below Grade) Exterior Area 620.84 sq ft  
Interior Area 531.77 sq ft



PREPARED: 20241219



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.