



THE
A-TEAM

**RE/MAX
FIRST**

571 OSBORNE DR SW , Airdrie T4B5L2

MLS®#: **A2184596**

Area: **Southwinds**

Listing Date: **12/28/24**

List Price: **\$512,990**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2024**

Lot Information

Lot Sz Ar: **1,452 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

35
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 4`10"
Kitchen	Main	11`10" x 8`1"
Bedroom - Primary	Second	13`10" x 11`7"
Bedroom	Second	9`7" x 14`9"
4pc Bathroom	Second	5`1" x 12`6"
Walk-In Closet	Second	5`0" x 11`7"

Room	Level	Dimensions
Dining Room	Main	8`2" x 9`1"
Living Room	Main	10`11" x 12`0"
4pc Ensuite bath	Second	10`1" x 8`1"
Bedroom	Second	9`1" x 12`8"
Laundry	Second	6`2" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211511

Zoning:
R2-T

Remarks

Pub Rmks: **Brand New 2-storey townhome comes with |3 BEDROOMS| 2.5 BATHROOMS | DOUBLE ATTACHED GARAGE | NO CONDO FEE | FRONT PORCH & LARGE BALCONY ON UPPER FLOOR | Located in the wonderful neighborhood of Southwinds Airdrie. MAIN FLOOR offers 9' ceiling with LVP flooring through-out, Bright spacious living room, Kitchen with Quartz countertops and Stainless steel Appliances, Huge dining area and Half bath. Upper floor has spacious master Bedroom with 4-piece Ensuite, Additional 2 good size bedrooms with 4-pc common full bath. Basement is Un-finished with rough in Heating and plumbing. Laundry on upper floor and much more . Don't miss this home, book a showing today!**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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









