



THE
A-TEAM

**RE/MAX
FIRST**

114 OSBORNE Common, Airdrie T4B 5G6

MLS®#: **A2186844** Area: **South Windsong** Listing Date: **01/10/25** List Price: **\$749,999**
 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: **3,480 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,362**
 Low Sqft:
 Ttl Sqft: **2,362**

DOM

11
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Landscaped,Level,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,High Efficiency,ENERGY STAR Qualified Equipment,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,Garden,Lighting,Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`4" x 20`10"
Kitchen	Main	15`1" x 10`0"
2pc Bathroom	Main	5`7" x 5`3"
Family Room	Upper	19`7" x 22`1"
Bedroom	Upper	11`1" x 12`0"
5pc Ensuite bath	Upper	16`4" x 10`4"

Room	Level	Dimensions
Living Room	Main	15`10" x 20`6"
Dining Room	Main	14`11" x 10`6"
Laundry	Main	5`7" x 6`3"
Bedroom - Primary	Upper	14`5" x 15`7"
Bedroom	Upper	10`7" x 11`8"
4pc Bathroom	Upper	6`11" x 7`8"

Walk-In Closet
Living Room
Bedroom
Kitchen
3pc Bathroom

Upper 10`2" x 9`2"
Basement 19`1" x 11`11"
Basement 15`0" x 7`6"
Basement 9`4" x 18`0"
Basement 10`1" x 5`1"

Walk-In Closet
Bedroom
Other
Laundry
Storage

Upper 4`10" x 5`11"
Basement 14`2" x 9`0"
Basement 7`9" x 5`7"
Basement 7`7" x 4`11"
Basement 10`0" x 9`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2010683**

Zoning: **R1-U**

Remarks

Pub Rmks: Welcome to this stunning 5-bedroom, 3.5-bathroom home, offering over 3,100 square feet of meticulously crafted living space. This beautifully developed residence combines sophistication with functionality, showcasing high-end upgrades designed to enhance everyday living. At the heart of the home lies the gourmet kitchen, a chef's dream with sleek quartz countertops, a premium gas range with convection oven, and a thoughtfully designed corner walk-in pantry. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating a warm and inviting space perfect for family gatherings and entertaining guests. A centrally located family/bonus room with HIGH ceilings provides the ideal setting for relaxation and entertainment, making it a focal point for creating lasting memories with friends and family. Upstairs, the private primary retreat awaits—a luxurious haven featuring a spa-inspired ensuite with a deep soaker tub, a spacious walk-in shower, and a large walk-in closet. Two additional generously sized bedrooms and a four-piece family bathroom complete this level, offering comfort and convenience for all. The fully developed basement can be used to generate additional income and enhances the home's versatility with an illegal suite. This self-contained space includes two large bedrooms, a full kitchen, a four-piece bathroom, and a cozy recreation/living area, complete with its own laundry facilities. Perfect for extended family, guests, or potential rental income, this basement adds incredible value. Located within walking distance of local schools and shopping, this property offers unparalleled convenience. Its prime location also provides easy access to 8th Street and Yankee Valley Boulevard, ensuring seamless connectivity to major highways and urban amenities. This home is a true gem, blending luxury, comfort, and practicality in one remarkable package. Don't miss your chance to make it your forever home—schedule a showing with your favorite realtor today. Be sure to check out the VIRTUAL TOUR LINK for interactive floor plans, high-definition photos, and an immersive walkthrough of every room!

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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













