

# \$749,900 - 170 Osborne Common Sw, Airdrie

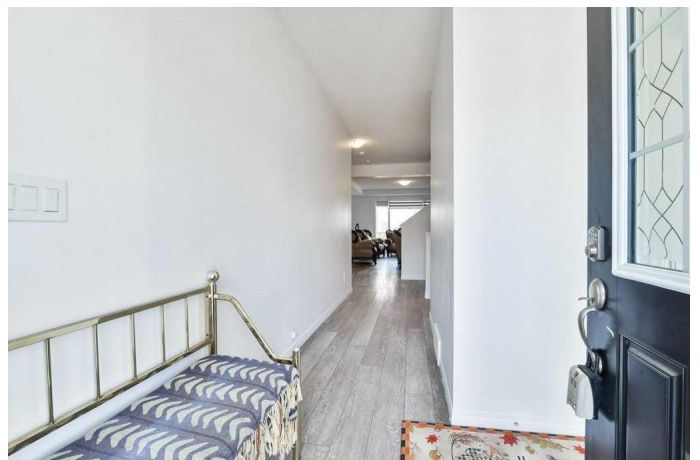
MLS® #A2205485

**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,155 sqft  
Residential on 0.08 Acres

South Windsong, Airdrie, Alberta

Outstandingly located within the coveted community of Windsong is this beautiful 5 bedroom, 3 1/2 bath, fully finished, move-in ready home with a sunny west-facing backyard! Come home to a quiet sanctuary with beautiful curb appeal and an oversized double attached garage. Inside, over 2,800+ sq. ft. of developed space impresses with wide plank flooring, a neutral colour pallet and designer finishes. The living room is a relaxing retreat in front of the gas fireplace while clear sightlines encourage unobstructed conversations. Culinary adventures await in the stunning kitchen featuring stone countertops, a gas cooktop, stainless steel appliances, designer backsplash detailing, a large walk-in pantry for extra storage and a huge centre island with breakfast bar seating for 4. The adjacent dining area offers even more space for family meals and guests. Patio sliders lead to the rear yard creating an effortless indoor/outdoor lifestyle. Enjoy casual barbeques and time spent unwinding on the massive deck soaking up the sunny west-facing sunshine. Escape at the end of the day to the primary oasis on the upper level – a true owner’s sanctuary thanks to the luxurious ensuite and large walk-in closet. 3 additional bedrooms are spacious and bright with easy access to the stylish 4-piece bathroom. Laundry is also conveniently on this level, no need to haul loads up and down the stairs! Gather in the rec room in the finished basement and come together over engaging



movies and games nights. Completing this level is a 5th guest bedroom, another full bathroom and ample storage. Added bonus includes central air conditioning to keep you comfortably cool during our hot summers. Another perk that the home is still under New Home Warranty! Phenomenally located in the popular Airdrie community of South Windsong, where an extensive pathway system winds around the neighbourhood and connects within walking distance to Coopers Town Promenade with national brands as well as local businesses that include a craft brewery, boutique clothing store, quality childcare, Windsong Heights school, the Southwinds Pump Track and the numerous other parks and green spaces that this family-oriented community is known for. When you do need to leave the neighbourhood enjoy the easy access to Calgary, the airport, Cross Iron Mills Mall and Costco. Truly an unbeatable location for this beautiful and spacious home!

Built in 2021

### **Essential Information**

MLS® #	A2205485
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,155
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	170 Osborne Common Sw
Subdivision	South Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5G7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	9
Zoning	R1-U

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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