

# \$490,000 - 637 Osborne Drive Sw, Airdrie

MLS® #A2099447

**\$490,000**

3 Bedroom, 3.00 Bathroom, 1,439 sqft

Residential on 0.03 Acres

South Windsong, Airdrie, Alberta

Welcome to the epitome of luxury living in South Windsong, Airdrie – a meticulously designed 2-story townhome that effortlessly combines style, functionality, and convenience. Embrace the freedom of homeownership with no condo fees, and revel in the comfort of a double attached garage.

As you enter, the main level welcomes you with an impressive designer decorative porcelain-patterned tile in the entry and mudroom, setting the tone for the elegance that awaits. The heart of the home boasts herringbone luxury floors, creating a timeless and sophisticated ambiance.

The kitchen is a culinary enthusiast's dream, featuring stainless steel appliances that seamlessly blend form and function. The highlight is undoubtedly the stainless steel farmhouse sink, adding a touch of modern flair to this culinary haven.

Ascend to the upper level where three spacious bedrooms await, each a sanctuary of comfort. The master bedroom is a retreat in itself, complete with a walk-in closet for your wardrobe essentials and a spacious 3-piece ensuite for a spa-like experience. Step out onto the balcony from the upper level, where you can unwind and enjoy the fresh air in your private oasis.

Convenience meets practicality with the



laundry room located upstairs, streamlining your daily routines. The basement, a canvas awaiting your personal touch, provides endless possibilities for customization to suit your lifestyle.

Beyond the walls of this townhome lies a world of accessibility, with easy reach to Deerfoot Trail, CrossIron Mills Mall, Stoney Trail, and Coopers Shopping Center. This residence is not just a home; it's a gateway to a lifestyle where every amenity is at your fingertips.

Indulge in the luxury of owning a home that reflects your style and offers the convenience you desire. Your South Windsong townhome awaits – seize the opportunity to make it yours. Schedule a viewing and step into a world where sophistication meets practicality in perfect harmony!

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2099447      |
| Price          | \$490,000     |
| Sold Price     | \$479,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,439         |
| Acres          | 0.03          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Sold     |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 637 Osborne Drive Sw |
| Subdivision | South Windsong       |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5J5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Pantry                          |
| Appliances        | Dishwasher, Dryer, Microwave, Stove(s), Washer, Window Coverings |
| Heating           | Central                                                          |
| Cooling           | None                                                             |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 4th, 2024  |
| Date Sold      | January 26th, 2024 |
| Days on Market | 22                 |
| Zoning         | R2-T               |
| HOA Fees       | 0.00               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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