

## 5033 Southwinds View SW Airdrie, Alberta

MLS # A2274743



# \$734,990

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Southwinds             |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,736 sq.ft.           | <b>Age:</b>   | 2026 (-1 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                                                                                                                                                               |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank                                                                                                                                                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                                                      | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Sump Pump(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | n/a                                                                                                                                                                           |                   |     |

The Smythe is uniquely designed to reimagine livability, with shorter hallways, brighter windows and a charming open concept main floor. It brings about the true essence of a home with a welcoming foyer leading to the great room for entertaining, a main floor bedroom to suit your needs, and a large kitchen space with an oversized pie-shaped island for seating. Upstairs are 4 bedrooms designed for peace of mind and rest. Escape to your primary bedroom with French doors, 2 walk-in closets and ensuite. A separate loft provides additional space to your upper floor. A separate side entrance and 9&rsquo; foundation have been added to your benefit for any future basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed February 2026. \*Photos & virtual tour are representative.