

**1098 Southwinds Manor SW**  
**Airdrie, Alberta**

**MLS # A2307594**



**\$669,990**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,224 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, No Back Lane, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Contact Seller Directly

Click Brochure Link for more details\*\* The Whistler's foyer and extra wide staircase welcome you into this comfortable family home. The large, open concept main floor is ideal for simple mornings around the quartz breakfast bar, lively family meals and quality time in your living room. The spice kitchen is included for extra cooking space, and the mudroom ensures clutter always remains out of view. The spacious second floor, with four bedrooms and multiple walk-in closets, gives each family member their own space. While the main floor encourages shared family moments, the second floor allows for "me time". Discover a conveniently located laundry room and linen closet across the hall from a full bathroom. After a long day, relax in your generously sized primary bedroom, complete with a walk-in closet and an ensuite. A separate entrance and 9' basement is awaiting your finishing touches. Featuring 8 solar panels, this home will help reduce utility costs and support sustainable living. This home is the perfect summer move! \*Renderings are representative - exterior colours may vary.