

1 Osborne Common SW
Airdrie, Alberta

MLS # A2314704



\$799,900

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,588 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, See Remarks		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot, See Remarks, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Shed, Hot Tub, TV Mounts

***Open House Sunday May 31st 2-4PM* LARGE FAMILY HOME WITH AN ENORMOUS SUN-DRENCHED SW-FACING BACKYARD!** Situated on an enormous 785 Sq M Pie-shaped lot, this home offers an incredible opportunity for a park-like backyard in the heart of South Windsong. Fully fenced and landscaped, with mature trees, a huge deck and patio, hot tub, pond with waterfall, raised sitting area with wood feature and pergola, and an incredible amount of lush green grass – this is a backyard unlike any other in the area! Located on a quiet street in South Windsong just mins to parks, playgrounds and amenities, this beautifully maintained family home offers over 2,600 sq ft above grade, with 4 bedrooms & bonus room upstairs, a large main floor office/den, plus a fully developed basement with extra bedroom and full bath. The bright and open main floor welcomes you with a spacious front entry, a sizeable home office/den, and a discreet powder room. Large rear windows fill the open-concept kitchen and living area with natural light while showcasing views of the professionally landscaped backyard. The spacious kitchen is thoughtfully designed with a large central island with breakfast bar, granite countertops, upgraded Samsung appliances, a walk-in pantry, and ample prep and storage space. Adjacent to the kitchen, the inviting living room is anchored by a stone fireplace and incredible views of the backyard. From the generously sized dining area, step outside to the expansive sun-drenched SW-facing backyard oasis. The upper level boasts 4 generously sized bedrooms plus a large bonus room. The oversized primary retreat overlooks the backyard and features a walk-in closet and spacious 5-pc ensuite bath with quartz counters, dual sinks, and separate tub and shower. Three additional bedrooms, a large 4-pc bathroom, and upper-level laundry complete this level.

The fully developed basement enhances the home's functionality with a large recreation room, an additional bedroom (partially walled-in), a full bathroom, and ample storage, with flexibility for future customization (see basement floorplan options via the multimedia link!). Additional features include a double attached garage with EV charger and extra-tall ceilings offering outstanding storage potential, plus 2 furnaces, and central A/C. Situated in the family-friendly community of South Windsong, residents enjoy easy access to parks, pathways, and playgrounds, plus nearby shopping at Coopers Town Promenade, including Save-On-Foods, Shoppers Drug Mart, restaurants, and everyday amenities. Commuters benefit from quick access to Calgary, CrossIron Mills, the QE2 Highway, and the South Transit Terminal, while exciting future community amenities include a new K-9 school, a future high school, and a planned recreation centre with aquatic and fitness facilities. ****VISIT MULTIMEDIA LINK for full details including Floorplans and a Virtual Tour!****