

**4097 Southwinds Way SW**  
**Airdrie, Alberta**

**MLS # A2322340**



**\$660,990**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,023 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, No Back Lane, Rectangular Lot,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to the Samson, a thoughtfully designed home in the vibrant community of Southwinds, one of Airdrie's most sought-after family neighbourhoods. Surrounded by parks, pathways, playgrounds, schools, shopping and everyday amenities, Southwinds offers the perfect balance of convenience, community and modern living with easy access to Calgary for commuters. The well-connected main floor is designed for both everyday living and entertaining, where the kitchen, dining area and great room flow seamlessly together. The upgraded main floor bedroom provides exceptional flexibility as a guest room, home office or private retreat. A central breakfast bar creates the perfect gathering place for casual meals and conversation, while the walk-in pantry and mudroom add valuable storage and organization. Upstairs, the spacious primary bedroom serves as a relaxing retreat complete with a private ensuite and walk-in closet. Two additional bedrooms, a versatile loft area and convenient upper-level laundry provide the ideal layout for growing families and busy households. Combining functional design, stylish finishes and an exceptional location, the Samson is a home built to complement every stage of life. Hurry and book your showing today!