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609 Southwinds Close SW
Airdrie, Alberta

MLS # A2339531



$609,900

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,598 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Other, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage		

Inclusions: N/A

Welcome to a smart investment opportunity in Southwinds, Airdrie. Live upstairs, rent downstairs and let the income help offset your mortgage while you build equity. this home combines comfortable family living with a practical investment advantage. The upper levels feature a bright, open-concept layout with wide-plank flooring in soft grey tones, oversized windows and a timeless neutral palette. The sleek, functional kitchen offers modern cabinetry, stainless steel appliances, a central island and crisp finishes that complement the home's modern design. Upstairs, three generously sized bedrooms include a comfortable primary retreat with a walk-in closet and private ensuite. A versatile bonus room provides additional living space for a home office, media room or theatre, while convenient upper-level laundry adds everyday functionality. A major highlight is the SEPARATE SIDE ENTRANCE leading to a fully developed illegal BASEMENT SUITE. The lower level includes a kitchen, living area, bedroom and full bathroom, making it a valuable addition for both homeowners and investors. Situated on a quiet street in a growing, family-friendly community, Southwinds offers easy access to parks, schools, shopping and major commuter routes. Whether you're looking to reduce your monthly costs, build equity or simply maximize the value of your home, this is an opportunity worth considering. Live upstairs, rent downstairs & build equity faster.

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