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587-899-3773
justin@realtyaces.ca

605 Southwinds Close SW
Airdrie, Alberta

MLS # A2353441

$699,900

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,248 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Drive Through, Garage Door O		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Other, Rectangular Lot		

Heating:	High Efficiency, Fireplace Insert, Forced Air, Hot Water, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Microwave Hood fan, Electric Stove, Dishwasher, Refrigerator, Electric Fireplace, Fireplace Remote, Blind on Front Door, Curtain Rods & Curtains, Vanity Mirrors, Closet Organizers, Washer, Dryer, Garage Door Opener & Controls, Mailbox Key(s), Air Conditioner & All Lighting as shown in the Listing Photos.

WHY START FROM SCRATCH WHEN SO MANY OF THE UPGRADES ARE ALREADY DONE? Welcome to 605 Southwinds Close SW in Southwinds, Airdrie, a beautifully maintained 2024 Mattamy Maclaren detached home with 2,247.58 sq. ft. above grade, 3 bedrooms, 2.5 baths, and a backyard backing directly onto a walking pathway. Pride of ownership is evident throughout, with thoughtful upgrades and exceptional attention to detail. Just off the foyer is a bright MAIN-FLOOR OFFICE. One of the first things you’ll notice is the upgraded OPEN RAILING in place of the Maclaren’s usual enclosed basement staircase, opening up the sightlines across the main floor. With 9-FOOT CEILINGS on both the main and upper floors, large rear windows, and an UPGRADED ELECTRIC FIREPLACE feature wall, the living space feels bright, open, and inviting. The dining area overlooks the yard, and the beautiful DRAPERY AND CURTAIN RODS ARE INCLUDED. The kitchen is a standout, with TWO-TONE CABINETRY to the ceiling, glass-front cabinets, upgraded counters and backsplash, and a generous island with seating. Storage is exceptional: TWO WALLS OF PANTRY CABINETRY plus a separate pantry closet around the corner! A mudroom with a built-in bench leads to the DOUBLE ATTACHED GARAGE, which is INSULATED, DRYWALLED, and features HIGH CEILINGS. A powder room and ECOBEE SMART THERMOSTAT add to the everyday convenience. Upstairs, there’s a spacious BONUS ROOM and THREE BEDROOMS, EACH WITH A WALK-IN CLOSET. LUXURY VINYL PLANK flooring extends through the entire upper level, including the bedrooms and bonus room; carpet is reserved for the stairs. The primary bedroom has room for a KING-SIZED BED, nightstands, and plenty of space beyond, plus a large walk-in closet

and upgraded Mattamy BATH OASIS ensuite with dual sinks, soaker tub, separate glass shower, and private water closet. Two more bedrooms, a full bath, and a bright UPPER-FLOOR LAUNDRY ROOM with a window, folding counter, and storage complete this level. The open-railing staircase continues to a finished, carpeted basement landing. The rest of the basement is undeveloped, with TWO WINDOWS for natural light and room for future plans, a home gym, or storage. Outside, FRONT AND BACK LANDSCAPING and the ENLARGED DECK are already complete. A rear chain-link fence borders the pathway, with fencing also finished along one side of the yard. Enjoy area parks, playgrounds, green spaces, a nearby school, and the pond. The community pathway network is planned to connect toward future schools and Airdrie’s Southwest Recreation Centre. With thoughtful upgrades, exceptional care, and so many of the finishing touches already in place, this is a home you’ll want to experience in person!

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