

**30 Southwinds Link SW**  
**Airdrie, Alberta**

**MLS # A2209416**



**\$659,900**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,628 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<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>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Brand New Home Never lived in with Developed Basement & Separate Entrance & Move-In Ready! This stunning 2-storey home offers modern design, family comfort, and income potential in a growing Calgary neighborhood(Subject to City approval) Highlights: \* LVP Flooring and Quartz countertops & 1,628 SqFt above grade + 513 SqFt 1-bedroom Developed basement & Basement with separate entrance & Open floor plan with 9ft ceilings on the main floor & Sparkling kitchen with quartz countertops, island seating & stainless steel appliances & 3 bedrooms upstairs + 2.5 bathrooms & Bonus upper-level family room & Convenient upstairs laundry room & Double attached garage + driveway parking & Spacious backyard ready for summer enjoyment