

# \$496,000 - 772 Osborne Drive Sw, Airdrie

MLS® #A2204875

**\$496,000**

2 Bedroom, 3.00 Bathroom, 1,399 sqft  
Residential on 0.04 Acres

South Windsong, Airdrie, Alberta

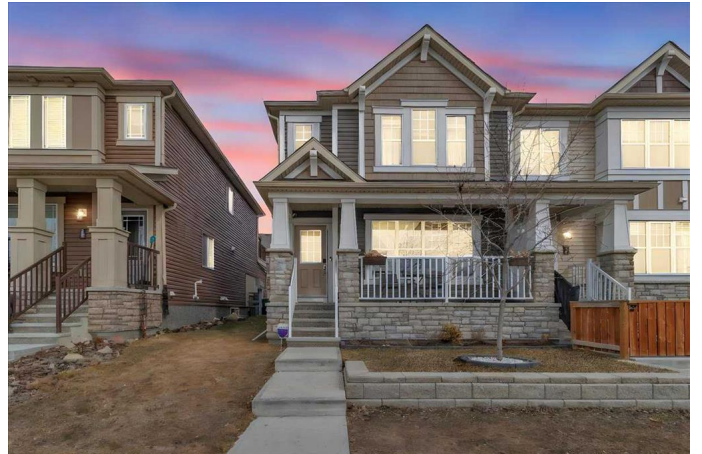
OPEN HOUSE Saturday March 29th - 11am to 1pm Welcome to this beautiful, fully automated end-unit with central air conditioning and a double attached garage—NO CONDO FEES!

From the moment you arrive, you'll appreciate the fantastic curb appeal, featuring a charming South-facing covered porch and a beautifully landscaped front lawn with a stone retaining wall.

Step inside, and you'll be amazed at how immaculate the home is—it's hard to believe it's even been lived in! The open-concept main floor boasts low-maintenance laminate flooring throughout, with a spacious living room, dining area, and a kitchen equipped with elegant quartz countertops and an eating bar.

Upstairs, you'll find a large, cozy bonus room with a gas fireplace, perfect for relaxing or entertaining. The primary bedroom is a true retreat, complete with an ensuite bathroom and a walk-in closet. Another generously sized bedroom and a stylish four-piece bathroom round out this level. Plus, you can access the expansive balcony/deck that sits atop the garage, ideal for enjoying the outdoors.

The upstairs flooring is also durable laminate, making maintenance a breeze. Throughout the home, the builder-grade light fixtures have been replaced with energy-efficient LED



fixtures.

This home is equipped with top-of-the-line automation, offering features such as voice-activated lighting, a smart garage door, a smart thermostat, smart door locks, and a SkyBell video doorbell. It integrates seamlessly with Google Home for ultimate convenience and control. There are schools nearby, parks, shopping and quick access to Highway 2 if you're commuting to Calgary.

Come see this exceptional property for yourself during a private viewing. Don't miss out on this incredible opportunity!

Built in 2019

### **Essential Information**

MLS® #	A2204875
Price	\$496,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,399
Acres	0.04
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	772 Osborne Drive Sw
Subdivision	South Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B5E5

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Other, Rain Gutters
Lot Description	Back Lane, City Lot, Few Trees, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 25th, 2025
Days on Market	5
Zoning	R2-T

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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