

# \$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

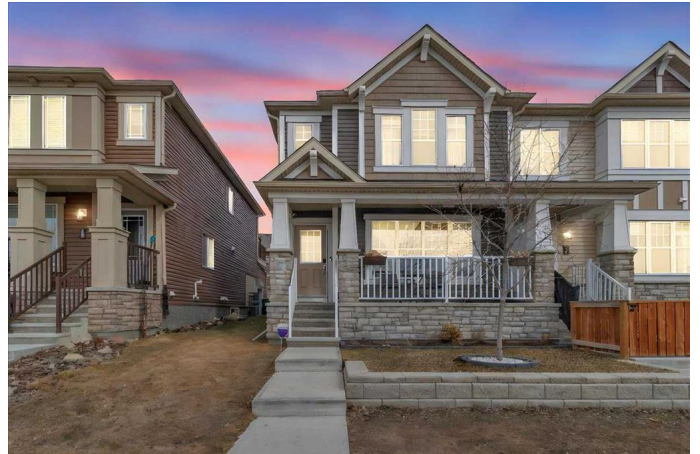
Welcome to this beautiful, fully automated end-unit with central air conditioning and a double attached garage—NO CONDO FEES!

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	18
Zoning	R2-T

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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