

# \$469,990 - 454 Osborne Drive Sw, Airdrie

MLS® #A2245796

## \$469,990

3 Bedroom, 3.00 Bathroom, 1,474 sqft  
Residential on 0.04 Acres

South Windsong, Airdrie, Alberta



The Ripley End™s large front porch is a welcoming refuge to greet friends and connect with the neighborhood. This living space has upgraded finishes throughout & creates the ultimate entertaining and family environment. A stunning kitchen with a quartz island breakfast bar invites everyone to pull up a chair, and a large living room offers extra space to hang out and relax. Upstairs, you'll find a conveniently located laundry room, a linen closet, a full bath, and a bright, spacious loft. Relax in the large primary bedroom, featuring a double hanging walk-in closet and an ensuite. Mattamy includes 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed August 2025. \*Photos & virtual tour are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245796  |
| Price          | \$469,990 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,474     |
| Acres          | 0.04      |
| Year Built     | 2025      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 454 Osborne Drive Sw |
| Subdivision | South Windsong       |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B5L5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, Stone Counters                        |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Humidifier |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Unfinished                                                         |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 73               |
| Zoning         | R2-T             |

### Listing Details

Listing Office                      Bode Platform Inc.

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