



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12 Southwinds Common SW
Airdrie, Alberta

MLS # A2304331



\$799,900

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,249 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Welcome to 12 Southwinds Common SW in the vibrant and growing community of Southwinds, Airdrie. This beautifully designed, nearly new home offers approximately 2,249 sq. ft. above grade plus 830 sq. ft. of developed basement space—blending modern style, functional living, and long-term flexibility for families of all sizes. From the moment you step inside, you’re welcomed by bright, open-concept living spaces filled with natural light. The main floor is thoughtfully designed, featuring a spacious family room that seamlessly connects to a stunning kitchen and dining area. The kitchen is highlighted by a large central island, sleek cabinetry, upgraded finishes, stainless steel appliances including a gas cooktop, and a stylish gold faucet that adds a refined touch. A separate formal living area at the front of the home provides additional flexibility for entertaining or everyday use. Step outside to a rear deck—perfect for relaxing, hosting, or enjoying summer evenings. Upstairs, you’ll find three generously sized bedrooms, including a comfortable primary retreat with its own ensuite, a second full bathroom, a spacious bonus room ideal for a second living area or home office, and an oversized laundry room for added convenience. The fully developed basement offers valuable additional living space, featuring one bedroom, a full bathroom, a large recreation area with room for both living and dining, and a separate laundry setup—providing excellent flexibility for extended family or guests. Any secondary suite development would be subject to approval and permitting by the municipality. Located in a prime area, this home is within walking distance to the future Southwest Recreation Centre—a major upcoming city project expected to include pools, fitness facilities, and family recreation spaces. With quick access to major highways,

commuting to Calgary and surrounding areas is simple and convenient. With its modern layout, multiple living spaces, upgraded features, and strong location, this home delivers a rare combination of comfort, flexibility, and long-term value in one of Airdrie's most desirable communities.