



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

567 Osborne Drive SW
Airdrie, Alberta

MLS # A2306087



\$669,900

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,968 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn,		

Heating:	Fireplace(s), Forced Air, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 657 Osborne Drive SW in the thriving community of Southwinds in Airdrie, where location and lifestyle come together. Perfectly situated on a desirable corner lot within a quiet horseshoe-style enclave and low-speed zone, this home sits directly across the street from the future K-9 school, anticipated for 2027. Families will appreciate being just minutes from shopping, grocery stores, restaurants, parks, playgrounds, and quick access to Deerfoot Trail, making commuting and everyday convenience effortless. Featuring 'The Berkley' floorplan, this beautifully designed home offers the perfect balance of flexibility and function. Step inside to a bright, open-concept main floor showcasing 9-foot ceilings, durable luxury vinyl flooring, and a timeless neutral colour palette. A dedicated and private Main Floor office is thoughtfully separated from the main living room by a striking two-way gas fireplace, providing privacy while adding warmth and character to both areas. The heart of the home is the stylish kitchen, complete with quartz countertops, a large island with undermount sink, pantry, and abundant bright white cabinetry. The adjoining dining and living areas create an inviting space for everyday living and effortless entertaining, while a convenient powder room and extended front closet complete the main level. In the Upper Level, you'll find three spacious bedrooms, a versatile bonus room, and the convenience of upper-floor laundry. The primary suite provides a relaxing retreat with a well-designed walk-in closet featuring multi-tiered storage, along with a bright 5-piece ensuite showcasing dual undermount sinks with quartz countertops, a deep soaker tub, and a walk-in shower. The unfinished basement provides an excellent opportunity to customize additional living space to suit your family's needs. Outside, the west-facing backyard has been

professionally landscaped for low-maintenance living with minimal maintenance, decorative rock, and a beautifully finished stone patio ready for a future fire table or fire pit. The professional installed fence creates a private and safe outdoor retreat. Additional upgrades include a full blinds package (2024), newer washer and dryer (2023), and central air conditioning installed in 2025 for year-round comfort. Offering modern finishes, thoughtful upgrades, outstanding future value with the new school across the street, and an unbeatable location close to everyday amenities and Deerfoot Trail, this is an exceptional opportunity to own a nearly new home in one of Airdrie's fastest-growing family communities—without the wait. Book your private showing today.