



**166 Osborne Common SW  
Airdrie, Alberta**

**MLS # A2306563**



**\$769,900**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,389 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Underground Sprinklers		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV mounts. Hot Tub is negotiable.

Welcome to this beautifully upgraded home in the sought-after community of South Windsong in Airdrie. Thoughtfully designed with 9-foot ceilings on all three levels and 8-foot interior doors, this home offers a sense of space and sophistication rarely found. The heart of the home features a stunning kitchen with ceiling-height cabinetry, upgraded appliances, a wall oven/microwave combo, under-cabinet lighting, and sleek finishes throughout, all flowing seamlessly over luxury vinyl plank flooring. A cozy gas fireplace anchors the living space, creating the perfect setting for both everyday living and entertaining. Upstairs, the home continues to impress with a bright and functional layout, including a spacious bonus room with vaulted ceilings. The primary suite offers a true retreat, featuring a large walk-in closet and a beautifully upgraded ensuite complete with dual vanities, a dedicated make-up area, and a fully tiled glass shower, blending style with everyday comfort. The unfinished basement provides excellent future potential with 9-foot ceilings and bathroom rough-ins already in place, ready to be customized to your needs. Step outside to your fully landscaped backyard retreat, complete with a stamped concrete patio, hot tub, irrigation system, and gas BBQ line on the deck—ideal for year-round enjoyment. The home also features Trimlight exterior lighting, combining style with convenience. Additional highlights include a double attached garage with gas heater rough-in, custom window coverings, and NO zero lot-line—offering extra space and privacy. Located near a future K&ndash;9 school (opening Fall 2027) and close to amenities, this home blends comfort, quality, and long-term value—making it a standout opportunity in today’s market.