



GRASSROOTS
REALTY GROUP

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4097 Southwinds Way SW
Airdrie, Alberta

MLS # A2322340



\$690,413

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,023 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, No Back Lane, Rectangular Lot, ...		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to the Samson, a thoughtfully designed home in the vibrant community of Southwinds, one of Airdrie's most sought-after family neighbourhoods. Surrounded by parks, pathways, playgrounds, schools, shopping and everyday amenities, Southwinds offers the perfect balance of convenience, community and modern living with easy access to Calgary for commuters. The well-connected main floor is designed for both everyday living and entertaining, where the kitchen, dining area and great room flow seamlessly together. The upgraded main floor bedroom provides exceptional flexibility as a guest room, home office or private retreat. A central breakfast bar creates the perfect gathering place for casual meals and conversation, while the walk-in pantry and mudroom add valuable storage and organization. Upstairs, the spacious primary bedroom serves as a relaxing retreat complete with a private ensuite and walk-in closet. Two additional bedrooms, a versatile loft area and convenient upper-level laundry provide the ideal layout for growing families and busy households. Combining functional design, stylish finishes and an exceptional location, the Samson is a home built to complement every stage of life. Hurry and book your showing today!