



GRASSROOTS
REALTY GROUP

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150 Osborne Rise SW
Airdrie, Alberta

MLS # A2331255



\$638,000

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,877 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: –Murphy– bed in basement (mattress NOT included)

Welcome to 150 Osborne Rise SW, a beautifully kept two-storey in one of Airdrie’s most loved family communities; South Windsong. Offering over 2,570 sq ft of developed living space, this bright, open-concept home is made for family living and easy entertaining. The main floor shines with huge windows and abundant natural light, a spacious living room with a cozy gas fireplace, a comfortable dining area, a convenient half bath, and inside access to the attached double front garage. At the heart of the home is a stunning kitchen with full-height upgraded cabinetry, tons of storage, high-end stainless steel appliances, extra pot lights, quartz countertops, and a big centre island for the family chef. 8-foot doors and warm hardwood flow throughout the main level. Upstairs, retreat to a generous primary suite with a walk-in closet and private ensuite, two additional well-sized bedrooms, a full bath, and an upper-level laundry room. The finished basement (700+ sq ft) adds a large rec / media room complete with a built-in “Murphy” bed and a 3-piece bath with a glass shower; ideal for guests, movie nights, or a home gym. Outside, enjoy a professionally landscaped front yard and a west-facing back yard with a full-width deck, perfect for evening BBQs and unwinding after work. Steps to Coopers Promenade shopping, South Windsong’s green-space trails, parks, and schools, with Chinook Winds Regional Park and Sierra Springs shopping just minutes away. Priced to sell in today’s market — move-in ready and waiting for its next family. Call to book your private showing today!