



GRASSROOTS
REALTY GROUP

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3034 Southwinds Place SW
Airdrie, Alberta

MLS # A2331319

\$799,900

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,764 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this brand new front garage home located in the highly sought-after community of Southwinds, Airdrie, offering an unbeatable price in the area. Situated on a premium corner pie-shaped sunshine lot, this property stands out with its massive lot size, exceptional curb appeal, and over \$70,000 in high-end upgrades thoughtfully selected throughout the home. This spacious residence offers a total of 5 bedrooms and 3 full bathrooms, making it ideal for growing families, multi-generational living, or future rental potential. One full bedroom and full bathroom on the main level provide excellent convenience for guests or seniors. The heart of the home features a modern open-concept layout with built-in appliances, elegant finishes, and an impressive huge walk-in pantry perfect for everyday living and entertaining. With a generous 2,764 sq ft of developed living space, this home feels bright and airy thanks to oversized windows throughout the entire house, including extra-large basement windows that flood the lower level with natural light. The basement also includes a separate side entrance, giving buyers the opportunity to build a future basement suite (subject to city approval), adding incredible long-term value. The double attached garage comfortably fits two vehicles, with space to park two additional cars on the driveway, plus the added benefit of a rear back lane, offering flexibility and convenience. The massive pie-shaped lot provides plenty of outdoor space for future landscaping, a deck, or a backyard oasis. Location is another major highlight—amenities, shopping, and daily conveniences are all nearby, and a new school currently under construction is just a one-minute walk away, making this an excellent choice for families planning ahead. Combining size, upgrades, lot, location, and future potential, this home truly checks every box.

Opportunities like this in Southwinds don't come often—a brand new, upgraded home on a premium lot at a price that is hard to beat. Don't miss your chance to own one of the best values in the community.