



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4041 Southwinds Way SW
Airdrie, Alberta

MLS # A2333042



\$649,888

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,711 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: Basement Appliances, solar panels

Welcome to 4041 Southwinds Way SW, Airdrie—a beautifully upgraded, move-in-ready home offering the perfect blend of modern design, energy efficiency, and exceptional income potential. Located in the sought-after community of Southwinds, this impressive detached home with a double front-attached garage features over three levels of thoughtfully designed living space. The main floor welcomes you with a bright, open-concept layout highlighted by luxury flooring throughout with absolutely no carpet, creating a clean, contemporary feel that's both stylish and easy to maintain. At the heart of the home is a stunning kitchen complete with stainless steel appliances, ample cabinetry, a spacious island, and an oversized walk-in pantry that provides exceptional storage for busy families. Upstairs, you'll find a versatile bonus room, perfect as a family lounge, home office, or play area, along with three generously sized bedrooms and 2.5 bathrooms. The spacious primary retreat offers a walk-in closet and a beautifully appointed ensuite, creating the perfect space to unwind. One of this home's standout features is the builder-completed legal basement suite, accessible through its own separate side entrance. Complete with one bedroom, a full bathroom, a fully equipped kitchen, and comfortable living space, it's ideal for generating rental income, accommodating extended family, or hosting long-term guests. Adding even more value, this home is equipped with solar panels, helping reduce utility costs while promoting sustainable living. Situated in one of Airdrie's fastest-growing communities, you'll enjoy convenient access to schools, parks, shopping, walking paths, and major commuter routes, making this an outstanding opportunity for families and savvy investors alike. Whether you're searching for your forever home or a smart investment with built-in

rental potential, 4041 Southwinds Way SW checks every box. Schedule your private showing today!