



GRASSROOTS
REALTY GROUP

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208 Osborne Green SW
Airdrie, Alberta

MLS # A2334428



\$674,900

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,170 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Quartz Counters		

Inclusions: gazebo, reverse osmosis system, water softener, de-chlorinator,

Situated on a large lot across from greenspace and within walking distance to schools, this beautifully upgraded 2158 sq ft two-storey with a fully developed basement is designed to impress. The unique layout, modern finishes, and thoughtful details throughout make this home stand out. The main floor features wide-plank LVP flooring and an open-concept living space highlighted by trayed ceiling details and pot lighting. The kitchen is truly a showstopper—complete with a massive island with custom wood detailing, full-height cabinetry that spans the entire kitchen and dining wall, and an additional bank of built-ins perfect for storage and entertaining. A convenient walk-through pantry leads directly to the back entrance. The living room offers generous space, a gas fireplace, and built-in shelving on both sides. Oversized windows flood the area with natural light. Off the dining area, large sliding doors open to a composite deck with privacy glass overlooking the huge backyard. The outdoor space includes two stamped concrete patios, one featuring a gazebo—ideal for summer gatherings. A stylish powder room completes the main level. Upstairs, the wood-railed staircase leads to a bright bonus room, a massive primary suite with a 5-piece ensuite and walk-in closet, two additional bedrooms, a 4-piece bathroom, and a spacious laundry room. The fully developed basement adds even more living space with a bedroom, full bathroom, and an entertainment area your family will love spending time in. Located in a prime area with quick access to HWY 2, this home offers convenience, space, and style. Book your private showing today—this GEM won't last.