

# \$484,490 - 446 Osborne Drive Sw, Airdrie

MLS® #A2193706

**\$484,490**

3 Bedroom, 3.00 Bathroom, 1,341 sqft  
Residential on 0.03 Acres

Southwinds, Airdrie, Alberta

The Brooke Colonial offers 1341 sqft (builder sqft) in the Southwinds community in Airdrie, starting at \$484,490. This attached double car garage townhome has Design Studio finishes like Quartz countertops, Luxury Vinyl Plank throughout the main. Upstairs, your primary bedroom features a walk in closet and ensuite. Down the hall you will find bedrooms 2, 3, main bath and laundry for ultra-convenient living. Enjoy access to amenities including an already developed commercial space and Cross Iron Mills Shopping center, you can't find a better place to call home. Not to mention the playgrounds, splash park or walks around our many pathways throughout the community.



Brooke - First Floor



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Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice of actual construction. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation.

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2193706      |
| Price          | \$484,490     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,341         |
| Acres          | 0.03          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 446 Osborne Drive Sw |
| Subdivision | Southwinds           |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5T8              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator                                |
| Heating           | Forced Air                                                                                             |
| Cooling           | None                                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Lighting                           |
| Lot Description   | Back Lane, Rectangular Lot         |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 79                  |
| Zoning         | DC                  |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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