

# \$469,990 - 454 Osborne Drive Sw, Airdrie

MLS® #A2245796

**\$469,990**

3 Bedroom, 3.00 Bathroom, 1,474 sqft  
Residential on 0.04 Acres

South Windsong, Airdrie, Alberta



The Ripley End™'s large front porch is a welcoming refuge to greet friends and connect with the neighborhood. This living space has upgraded finishes throughout & creates the ultimate entertaining and family environment. A stunning kitchen with a quartz island breakfast bar invites everyone to pull up a chair, and a large living room offers extra space to hang out and relax. Upstairs, you'll find a conveniently located laundry room, a linen closet, a full bath, and a bright, spacious loft. Relax in the large primary bedroom, featuring a double hanging walk-in closet and an ensuite. Mattamy includes 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed August 2025. \*Photos & virtual tour are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245796  |
| Price          | \$469,990 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,474     |
| Acres          | 0.04      |
| Year Built     | 2025      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 454 Osborne Drive Sw |
| Subdivision | South Windsong       |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B5L5               |

### Amenities

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

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, Stone Counters                        |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Humidifier |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Unfinished                                                         |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 61               |
| Zoning         | R2-T             |

### Listing Details

Listing Office                      Bode Platform Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.