

# \$625,000 - 163 Osborne Rise Sw, Airdrie

MLS® #A2254785

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,765 sqft  
Residential on 0.11 Acres

South Windsong, Airdrie, Alberta

Welcome to Southwinds in Airdrie. This charming detached home is situated on a desirable corner lot with just under 1,800 sq. ft. of living space, offering 4 bedrooms and 2.5 bathrooms. Perfect for growing families, first-time buyers, or investors, this property combines comfort, function, and style. The main floor features a cozy gas fireplace, convenient laundry, and a bright, open layout where natural sunlight pours in throughout the day.

Additional highlights include air conditioning, a double attached garage, lots of yard space, and a welcoming wrap-around porch—ideal for relaxing or entertaining. The undeveloped basement provides endless possibilities to customize to your needs, while thoughtful touches like modern light fixtures and designer wallpapers add a stylish finish.

All this in a family-friendly community, within walking distance to schools, shopping, and everyday amenities, plus only 10 minutes to CrossIron Mills and 17 minutes to Calgary International Airport.

Built in 2015

## Essential Information

MLS® #                   A2254785

Price                       \$625,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,765
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	163 Osborne Rise Sw
Subdivision	South Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4A6

### **Amenities**

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Off Street
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air, Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	13
Zoning	R1-U

### **Listing Details**

Listing Office	eXp Realty
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