# \$615,000 - 163 Osborne Rise Sw, Airdrie

MLS® #A2265311

### \$615,000

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 porchâ€"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® # A2265311 Price \$615,000







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 Double Garage Attached, Off Street, Concrete Driveway

# 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

#### **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 October 17th, 2025

Days on Market 16

Zoning R1-U

# **Listing Details**

Listing Office eXp Realty

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