

# \$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 canâ€™t find a better place to call home. Not to mention the playgrounds, splash park or walks around our many pathways throughout the community.



mattamy-omes

Brooke - First Floor



Printed on 05/25/24

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	76
Zoning	DC

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.