

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

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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 | 14                  |
| Zoning         | R1-U                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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