

**609 Southwinds Close SW**  
**Airdrie, Alberta**

**MLS # A2276111**



# \$629,000

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,598 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage		

**Inclusions:** N/A

Welcome to a smart live-up, rent-down opportunity in the desirable community of Southwinds, Airdrie, offering a contemporary neutral design paired with immediate income potential. The upper levels feature a bright, open-concept layout highlighted by wide-plank flooring in soft grey tones, oversized windows, and a timeless neutral palette that creates a calm, modern feel. The kitchen is both sleek and functional, showcasing modern cabinetry, stainless steel appliances, a central island, and crisp finishes designed to stand the test of time. Upstairs, you'll find 3 larger bedrooms, including a comfortable primary suite with a walk-in closet and private ensuite. A versatile bonus room adds flexible living space—ideal for a home office, media room, or theatre area while upper-level laundry adds convenience. A standout feature is the separate side entrance leading to a fully developed illegal basement suite, currently leased, providing immediate rental income to help offset your monthly mortgage. The basement includes a kitchen, living area, bedroom, and full bathroom. Situated on a quiet street in a new family-friendly area, Southwinds offers close proximity to parks, schools, shopping, and commuter routes—making this a practical choice for buyers looking to live comfortably now while building long-term equity. Live upstairs. Rent downstairs. Live upstairs. Rent downstairs. Build equity faster.