

**609 Southwinds Close SW
Airdrie, Alberta**

MLS # A2276111



\$629,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	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.