

**9 Osborne  
Airdrie, Alberta**

**MLS # A2277275**



# \$624,900

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,864 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Perfectly situated on a quiet street, this beautifully built two-storey home boasts exceptional curb appeal and over 1,800 sq. ft. of thoughtfully designed living space. Step inside to a welcoming front entrance that opens to a warm and inviting main floor, highlighted by durable vinyl plank flooring throughout the kitchen, dining, and living areas. The spacious, modern kitchen is ideal for both everyday living and entertaining, featuring stainless steel appliances, custom crisp white countertops, ample grey cabinetry, and a large center island with a sit-up breakfast bar—perfect for gatherings with family and friends. Upstairs, you’ll find three generously sized bedrooms, a Bonus room and a well-appointed 4-piece main bathroom. The primary retreat offers a stunning ensuite complete with his-and-her sinks, a relaxing soaker tub, and a separate stand-up shower, creating a true spa-like experience. The unfinished basement provides a blank canvas, ready for your creative vision—whether you’re dreaming of a home gym, additional living space, or a future rental suite. This exceptional home truly checks all the boxes and won’t last long. Call today to book your private viewing!