

# \$749,000 - 636 Osborne Drive Sw, Airdrie

MLS® #A2251149

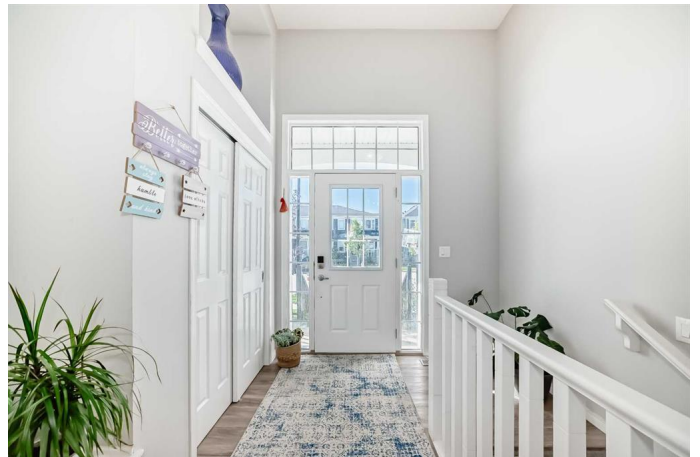
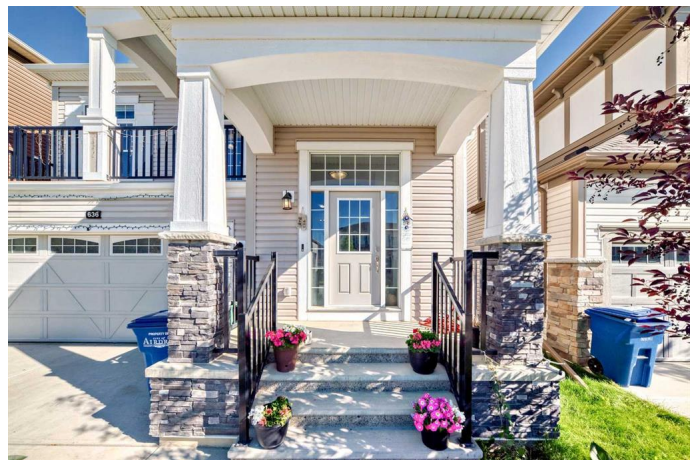
**\$749,000**

3 Bedroom, 3.00 Bathroom, 2,309 sqft

Residential on 0.08 Acres

South Windsong, Airdrie, Alberta

Welcome to 636 Osborne Drive SW in Airdrie, a stunning and meticulously designed 2,308 sq. ft. above grade home offering style, comfort, and functionality in one of the city's most desirable family-friendly neighbourhoods. From the moment you arrive, the modern curb appeal with stone accents, charming front porch, and upper balcony set the tone for this beautifully maintained property. Step inside to a bright and open main level featuring 9'™ ceilings, expansive windows that flood the living areas with natural light, and a highly functional layout perfect for both everyday living and entertaining. The chef-inspired kitchen showcases sleek grey cabinetry with modern hardware, quartz countertops, a full-height tile backsplash, stainless steel appliance package with chimney-style hood fan, and an oversized central island with breakfast bar seating, all complemented by a spacious walk-through pantry for added convenience. The adjoining dining area offers direct access to the raised back deck with stairs leading down to the fully fenced and landscaped yard, while the living room features oversized windows creating a warm and inviting atmosphere. A convenient 2-piece powder room completes this level. Upstairs, a vaulted bonus room with a cozy fireplace and access to the front-facing balcony provides the perfect family retreat or entertainment space. The luxurious primary suite is a true highlight, complete with a large walk-in closet and a spa-like 5-piece ensuite



featuring dual vanities, a deep soaker tub, and a glass-enclosed shower. Two additional generously sized bedrooms, a modern 4-piece bathroom, and a separate laundry room with upgraded washer, dryer, and storage cabinetry nicely finish the upper floor. The lower level is a blank canvas ready for your personal vision, whether you dream of a home theatre, fitness area, or extra bedrooms, the possibilities are endless. The oversized double attached garage (19'6" x 22'4") provides ample parking and storage, while the backyard offers plenty of room for kids and pets to play, with mature trees adding privacy and charm. Located in a vibrant community close to schools, parks, playgrounds, shopping, and all amenities, this home combines thoughtful design with modern finishes to create the ideal setting for your next chapter. Don't miss your opportunity to call this exceptional property home & book your private showing today!

Built in 2020

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2251149          |
| Price          | \$749,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 2,309             |
| Acres          | 0.08              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 636 Osborne Drive Sw |
| Subdivision | South Windsong       |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5G6              |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | See Remarks  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Decorative, Family Room, Mantle, Tile, Electric  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other, Private Yard                                   |
| Lot Description   | Back Yard, Landscaped, Lawn, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Composite Siding, Stone, Wood Siding                  |
| Foundation        | Poured Concrete                                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 1                 |
| Zoning         | R1-U              |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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.