

# \$484,490 - 446 Osborne Drive Sw, Airdrie

MLS® #A2193706

**\$484,490**

3 Bedroom, 3.00 Bathroom, 1,341 sqft  
Residential on 0.03 Acres

Southwinds, Airdrie, Alberta

The Brooke Colonial offers 1341 sqft (builder sqft) in the Southwinds community in Airdrie, starting at \$484,490. This attached double car garage townhome has Design Studio finishes like Quartz countertops, Luxury Vinyl Plank throughout the main. Upstairs, your primary bedroom features a walk in closet and ensuite. Down the hall you will find bedrooms 2, 3, main bath and laundry for ultra-convenient living. Enjoy access to amenities including an already developed commercial space and Cross Iron Mills Shopping center, you can't find a better place to call home. Not to mention the playgrounds, splash park or walks around our many pathways throughout the community.



Brooke - First Floor



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Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain omissions which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice and without any obligation. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation.

Built in 2025

## Essential Information

MLS® #	A2193706
Price	\$484,490
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,341
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse

Style 2 Storey  
Status Active

### Community Information

Address 446 Osborne Drive Sw  
Subdivision Southwinds  
City Airdrie  
County Airdrie  
Province Alberta  
Postal Code T4B 5T8

### Amenities

Parking Spaces 2  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Lighting  
Lot Description Back Lane, Rectangular Lot  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 10th, 2025  
Days on Market 61  
Zoning DC

### Listing Details

Listing Office RE/MAX Crown

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