

\$549,900 - 147 Osborne Rise Sw, Airdrie

MLS® #A2248795

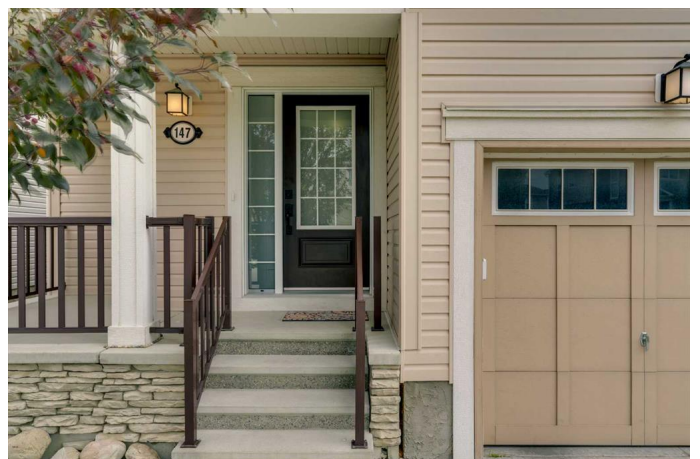
\$549,900

3 Bedroom, 3.00 Bathroom, 1,566 sqft

Residential on 0.07 Acres

South Windsong, Airdrie, Alberta

Wow! Under \$550k! *Watch the Video* Public Open House Sept 21st 12:00 pm-3:00pm. Home Sweet Home! A fantastic opportunity to own a very spacious FRONT ATTACHED GARAGE DETACHED home in the family oriented community of South Windsong, Airdrie. Nestled on a quiet street, this gorgeous looking home offers a layout that will leave you at a WOW! 1566 SQFT | 2015 Built | | 3 Big Bedrooms| Brand New Carpet | Open Floor Plan | Huge South Backyard | Oversized Deck | Spa-Like Ensuite | Tons of Windows | Excellent Location. As you arrive you this home, you'll notice the attached car garage and the driveway, along with a front porch - perfect for your morning coffee/tea. As you enter you'll notice the generous foyer & the beautiful laminate flooring that leads you into the open concept main floor. The spacious chef's kitchen with tons of cabinets space, centre island, elegant backsplash, and new pot lights. Adjacent to the kitchen is the spacious dining area which easily fits a 6-8 seater. The sun-kissed living room offers great space for entertainment and a gas fire place to keep you warm and cozy in the winters. A conveniently tucked-away half bathroom sits on one side of the main level, with the garage entrance right beside it offering easy access without having to walk through the kitchen. As you head upstairs, you'll appreciate the extra windows along the staircase, flooding the space with natural light. You'll be left amazed with 3 SPACIOUS BEDROOMS! The master



bedroom with south exposure has a lot of space to fit in your king bed along with your add ons. The luxurious ensuite - featuring a tub, and a glass enclosed shower with floor to ceiling backsplash, dual sinks, and extra storage space. The other bedroom fits in a queen bed and has its own walk-in closet. The 3rd bedroom can easily be used as a kids bedroom or a den to work from home. The conveniently located second bathroom completes this level. Unfinished basement offering you a blank canvas for you to finish the space in the future. ADD ON: furnace and duct cleaning done in August 2025! Ideal location and minutes away from Windsong Heights School, shopping complex, parks, playgrounds, just a short walk to the future school site on Osborne Drive, future YMCA, easy access through the 40th Avenue Exit on Deerfoot, and just 20 minutes away from Calgary. Shows 10/10.

Built in 2015

Essential Information

MLS® #	A2248795
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,566
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	147 Osborne Rise Sw
---------	---------------------

Subdivision	South Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4A3

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	40
Zoning	R1-U

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.