

# \$679,900 - 1062 Southwinds Green Sw, Airdrie

MLS® #A2195931

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,906 sqft  
Residential on 0.07 Acres

Southwinds, Airdrie, Alberta

Open house this weekend: Sat, March 8 - 2 pm to 4pm, Sun, March 9 - 1 pm to 3 pm.  
Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom detached home with an attached front garage, situated in a sought-after neighborhood close to schools, parks, and numerous amenities.

This home boasts \$100K in premium upgrades, offering instant equity gain! Features include a 200 Amp electrical panel (84 CCT), 9â€™™ basement foundation for future development, a wet bar rough-in, and a gas fireplace in the great room for cozy living.

With a spacious open-concept design and tons of natural light, this home is perfect for families or investors looking for a fantastic opportunity. The unfinished basement presents endless possibilitiesâ€”convert it into a legal suite or additional living space for extra income potential.

Enjoy peace of mind with a new home and builder warranty program, ensuring long-term protection for your investment. Donâ€™™t miss this rare opportunity for instant equity gain in a prime location. Book your showing today!

Built in 2024

## Essential Information

MLS® #                      A2195931



|                |             |
|----------------|-------------|
| Price          | \$679,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,906       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1062 Southwinds Green Sw |
| Subdivision | Southwinds               |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B5S3                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Microwave Hood Fan, Refrigerator  |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Gas                                                                                                     |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Unfinished                                                                                        |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Playground             |
| Lot Description   | Corner Lot             |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 59                  |
| Zoning         | R1-U                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.