

\$1,260,000 - 1088 Southwinds Green Sw, Airdrie

MLS® #A2204894

\$1,260,000

5 Bedroom, 4.00 Bathroom, 2,855 sqft
Residential on 0.18 Acres

Southwinds, Airdrie, Alberta

Welcome to this exceptionally upgraded Beautiful 5-bedroom, 3.5-bathroom home in the highly sought-after community of Southwinds, SW Airdrie!

This stunning property offers modern luxury, high-end finishes, and thoughtful enhancements throughout, making it truly one of a kind. Plus, it's a New (2025) home under ANHWP warranty for peace of mind. From the moment you step inside, you'll be impressed by the gourmet kitchen, featuring built-in appliances, quartz countertops, soft closing doors and drawers, an oversized pantry, and premium cabinetry for ample storage. Total upgrades mounting to \$107,695!

The open-concept layout flows beautifully into the living and dining spaces, where upgraded designer lighting, luxury vinyl plank & designer tile flooring, and elegant finishes create a sophisticated yet welcoming atmosphere.

The oversized ensuite walk-in closet is so spacious that it could be considered an additional room, adding even more functionality to this already well-designed home.

Seller has also paid \$50,000 Lot Premium. With this large pie shaped lot, imagine stepping into your private backyard oasis—a vast, uniquely shaped lot, offering limitless possibilities for outdoor living and personal



enjoyment. This expansive space invites you to design your own retreat, whether it be a lush garden sanctuary with meandering pathways or a contemporary outdoor lounge perfect for entertaining.

Picture summer evenings gathered around a custom fire pit, kids playing on a spacious lawn, or a stylish pergola draped in vines for shaded relaxation. If you're a fitness enthusiast, consider a dedicated outdoor workout area tailored to your active lifestyle.

The ample space can also accommodate a luxurious pool with a sun deck, a sports court for games, or even a charming gazebo for alfresco dining. For the green thumb, the potential for vegetable gardens or a small orchard is abundant. The possibilities for creating a private, peaceful retreat are as limitless as your imagination. This backyard is not just land—it's an opportunity to cultivate the life you've dreamed of, blending relaxation, recreation, and connection to nature.

The separate exterior basement entrance makes the unfinished lower-level ideal for possible future development with the required city approval, providing incredible flexibility for additional living space or a potential legal suite (subject to approval and permitting by the city/municipality). Basement ceiling upgraded to 9 feet!

In this vibrant and family-friendly community, you'll enjoy close proximity to parks, walking paths, top-rated schools, shopping centers, and major roadways for easy commuting. Most importantly New elementary school to be built behind the house and new high school as well as Recreation Centre to be build close by in the community as per builder - Mattamy Homes. Backyard gate already installed by the builder! Lister is one of the

owners.

Built in 2025

Essential Information

MLS® #	A2204894
Price	\$1,260,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,855
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1088 Southwinds Green Sw
Subdivision	Southwinds
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5S3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Gas Water Heater

Heating	Fireplace(s), Forced Air, Natural Gas, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile, Family Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Irregular Lot, No Neighbours Behind, Pie Shaped Lot, Private, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2025
Days on Market	3
Zoning	R1-U Urban Standard Resid

Listing Details

Listing Office	Brilliant Realty
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