



**GRASSROOTS**  
REALTY GROUP

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**517 Windridge Road SW**  
**Airdrie, Alberta**

**MLS # A2222400**



**\$789,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,638 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Lawn, Level, Private, Street Lighting, Yard Dr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

Open house Sat May 31 - 2-4pm. \*\*\*Welcome Home!\*\*\* This beautifully upgraded family home across from a park offers over 3,427 sq ft of fully finished living space with an attached double garage and is ideally located on a prime lot just steps from the pond and pathways in the highly desirable and family friendly community of Windsong. Designed for entertaining and everyday living this bright and modern open-concept home features a fresh neutral palette with large windows, rich floors, and a stunning maple chef's kitchen with stone countertops, stainless steel appliances, a pantry, stylish backsplash, and a large central island with eat up bar. The spacious dining area overlooks the expansive backyard and flows into the cozy living room with a gas fireplace and feature wall, while a tucked away powder room mudroom, and great storage complete the main level. Upstairs you'll find an inviting bonus room with large windows, a generous laundry room, a private primary retreat with walk-in closet and a luxurious ensuite with dual vanities, walk-in shower, and soaker tub, along with three large additional bedrooms and ample storage. The bright lower level features a large bedrooms or office spaces with a big walk in closet and raised windows a versatile rec room gym area, 4-piece bath, and updated mechanicals. Enjoy morning coffee on the west-facing front porch or unwind in your private fully fenced backyard with a large deck perfect for BBQs and gatherings. This home is steps from great schools, shopping, restaurants, fitness, and more, all set in a vibrant, amenity-rich community surrounded by parks, splash zones, playgrounds, and year round outdoor activities just move in and start making memories! A must to see, call today!