



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**92 windford Park SW**  
**Airdrie, Alberta**

**MLS # A2223353**

**\$725,500**



<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,065 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** N/A

Welcome to a residence where elegance meets functionality. This stunning home boasts 2064.82 sqft of luxurious living space, featuring an open-to-above concept that amplifies its grandeur. Located in a prime area, this property offers a perfect blend of style and convenience for the discerning homeowner, Main floor has Spacious living area with a cozy fireplace, perfect for relaxation and entertaining, Gourmet kitchen with granite countertops, a stylish island, upgraded cabinets, pot lights in the ceiling, Under-cabinet lighting adds a touch of sophistication and practicality, Conveniently located 2-piece washroom, Impressive 9-foot ceilings and upgraded doors throughout the main floor. Maple railing staircase leading to a spacious bonus room on the second floor, ideal for family time or a home office, Luxurious master bedroom with a 5-piece bathroom, including separate his-and-her sinks two additional spacious bedrooms and a well-appointed 4-piece bathroom, Basement has one bedroom and a 4-piece bathroom, Living/rec area perfect for entertaining, Bar area with kitchen cabinets that can be easily converted into a kitchen suite, offering potential rental income or extended family living, Home is ideally situated close to all amenities, including shopping, dining, schools, and parks. Don't miss the opportunity to own this exceptional home! Schedule a showing today and experience the luxury and convenience it has to offer