



GRASSROOTS
REALTY GROUP

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54 Windford Crescent SW
Airdrie, Alberta

MLS # A2233129



\$499,500

Division:	South Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,450 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2-T

Utilities: -

Inclusions: TV Mounts, All Blinds, All Attached Shelves

Welcome home to this gorgeous, immaculate home being offered for sale by its original owners. This home is nicely upgraded, features 4 bedrooms, 3.5 bath & a super cute loft space. As you walk up the steps of this home note the upgraded rock work, concrete front steps & quaint south facing front porch. Entering the home you are greeted w/ LVP flooring throughout the OPEN CONCEPT main floor. The lighting is also upgraded. The living room is host to plenty of SOUTH FACING windows as well as high end blinds & floating shelves. Moving into the kitchen note the beautiful off white/light gray cabinets as well as the central island w/eating bar. The appliances are upgraded SS & there are many drawers & storage. A half bath completes this floor. Upstairs find a super cute loft area leading to the deck area. The laundry area is just to the side of the loft & the washer & dryer are included. Off of the deck find your primary suite - stunningly put together space w/room for a queen sized bed (& a king if desired) as well as floating shelves & a huge WIC w/dressing table area (mirror not included). The 4 pc ensuite also hosts cute shelves, towel hooks & plenty of counter & storage space. Rounding out this floor are 2 generous sized secondary bedrooms & another large 4 pc bath. The fully completed & permitted basement hosts a small 4th bedroom (currently used as a den space w/no closet but does have an egress window) as well as a nice rec room & another 4 pc bath. All of this is rounded out by a DOUBLE ATTACHED, INSULATED & DRYWALLED GARAGE. Do not miss this home -no condo fees here!