



**GRASSROOTS**  
REALTY GROUP

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

**104 Windford Park SW**  
**Airdrie, Alberta**

**MLS # A2236119**



**\$670,000**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,885 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1-U
<b>Utilities:</b>	-

**Inclusions:** Storage Shed

Incredible Value &ndash; Upgraded Home with Finished Basement & Prime Lot! Looking for unbeatable value? This beautifully upgraded home offers approximately 2,592 sq ft of total developed living space, including a fully finished basement, all sitting on a generous 3,500 sq ft traditional lot. With thoughtful design and premium finishes throughout, this home will set your benchmark for comfort and functionality! Highlights & Features: -9&rsquo; main floor ceilings create an open, spacious feel -Taller kitchen cabinets and extra pot lights enhance the space -Quartz countertops and stainless steel appliance package in a chef-inspired kitchen -Full tile and hardwood flooring on the main level -Cozy living room fireplace with mantle for added warmth and style -Upstairs bonus room with feature wall and additional pot lights -Three bedrooms up, including a spacious primary suite -Front-load washer and dryer included  
-Finished basement adds flexible space for entertainment, guests, or work-from-home needs Premium  
Lot & Location: Enjoy a sunny south-facing backyard with a northeast front, perfect for morning and evening light. You're just steps from walking paths and a scenic environmental reserve, offering nature at your doorstep. Plus, you're only 2 minutes away from everyday amenities like gas stations, restaurants, and schools&mdash;convenience without compromise! Move-in ready with nothing left to do&mdash;just unpack and enjoy. Don&rsquo;t miss your opportunity to view this exceptional home!