



GRASSROOTS
REALTY GROUP

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923 Windsong Drive SW
Airdrie, Alberta

MLS # A2236330



\$735,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,632 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Pergola, shed & TV wall mounts

WELCOME TO THIS STUNNING FORMER SHOWHOME in Airdrie's Windsong. Seller is offering a \$5000 CASH BONUS to the Buyer's of this beautiful home to help with moving costs, decorating or anything you like. Tons of upgrades and beautiful details throughout including custom built-in cabinets, quartz counters throughout, custom millwork, 9' ceilings on the main and upper floors and tile and hardwood floors. Fantastic curb appeal with large front entry and covered porch. Upon entering you're greeted by a spacious entry, large private main floor den with custom built-in desk. The open-concept layout leads you into the main living area with incredible chef's kitchen, featuring off-white cabinetry, quartz countertops, a massive island, double wall ovens, a gas cooktop, a walk-in pantry and butler's pantry with bar fridge with prep sink. Comfortable eating area off the kitchen and elegant living room with gas fireplace and custom window coverings. Loads of storage in the back mudroom and laundry room and easy access to the backyard. Upstairs you're greeted by a large bonus room and huge walk-in linen closet. The huge primary suite which is private from the other bedrooms has a gorgeous 5 pc en-suite with deep soaker tub, 2 separate sinks, spacious walk-in shower with 2 separate shower heads and there's a huge walk-in closet with custom built-ins. There are 2 nice sized kids bedrooms and a main bath with 2 dual sinks. The unfinished basement is prime for your custom development ideas - gym, another bedroom or 2 or large entertainment area and has several good sized windows to help brighten it up. Outside the south facing yard is nicely landscaped with a huge new composite deck, pergola, several privacy trees well on their way and it's fully fenced. Walk to school just a block

away and play in many of the parks, pathways and recreation centers nearby. Come take a look and live the dream! Conveniently located and easy access to Costco, Cross Iron Mills shopping, and quick access to Calgary.