



GRASSROOTS
REALTY GROUP

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**165 Windrow Link SW
Airdrie, Alberta**

MLS # A2237136



\$669,000

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,701 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Basement fridge, all attached shelving, sound proofing panels in basement

WELCOME HOME TO THE FAMILY FRIENDLY COMMUNITY OF SOUTHWINDS. This home is being offered for sale by its original owners & was highly upgraded when it was built. From the gorgeous lighting to the transom windows, ENGINEERED HARDWOOD FLOORING & oversized patio doors, this home has the markings of your family's new home! As you come up the front walk note the meticulous front landscaping - an avid gardener lives here! Enter the generous foyer & note the built ins for coats & shoes as well as the OPEN CONCEPT main floor. The dining space has room to host a large gathering & there is a bright west facing window w/upgraded window coverings (matching covers featured throughout the house). The kitchen upgrades inc. QUARTZ counters, classic neutral CEILING HIEGHT cupboards, streamlined hood fan & loads of storage in the island. The living room has a corner gas fireplace w/mantle & bright south facing windows. Don't worry, you can let the sun shine in & still keep your home cool w/CENTRAL AC. Around the corner from the living space is a private 2 pc bath & entrance to your DOUBLE ATTACHED GARAGE. Go up the stairs adorned w/wood spindles & find a very large walk in storage closet. Up a couple more stairs to your BONUS ROOM as well as a nice LAUNDRY ROOM (washer/dryer inc). The secondary bedrooms are a generous size & the 4 pc bath as the same upgrades as the kitchen. The PRIMARY SUITE is huge & lots of built in shelving as well as a 4 pc bath & WIC. Downstairs find a PROFESSIONALLY FINISHED basement currently being used as an entertainment area w/bar (sound proofing panels can stay w/the house if the new owners desire). There is room here to build a small 4th bedroom if needed - the windows are a great size. The backyard is a gardener's paradise w/planter

boxes & fruit trees. The stamped concrete is low maintenance & is the perfect way to round out this home. With nearly 2350 sq ft of developed space this is the perfect home for your growing family!