



**GRASSROOTS**  
REALTY GROUP

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**321 Windridge View SW**  
**Airdrie, Alberta**

**MLS # A2239698**



**\$719,999**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,454 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage Face		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bidet, Ceiling Fan(s), Chandelier, Kitchen Island, Open Floorplan, Pantry

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

**Inclusions:** Ceiling Fans

Welcome to a beautifully upgraded and generously sized 2,454 sq ft detached home in the sought-after community of Windsong. Thoughtfully improved since 2022 with over \$50,000 in enhancements, this home offers an exceptional layout that balances space, comfort, and functionality. Step into an open and airy main floor featuring 9 ft ceilings, oversized windows, and a spacious living room with a cozy fireplace &mdash; perfect for relaxing or entertaining. The modern kitchen includes a walk-in pantry and upgraded appliances, flowing seamlessly to a fully landscaped backyard with a large deck and mature tree &mdash; ideal for summer gatherings. Upstairs, the home truly shines with a remarkably large bonus room &mdash; perfect for a media room, play space, or second family lounge. The primary suite offers a luxurious retreat, complete with a spa-inspired ensuite featuring dual sinks, a soaker tub, and a separate shower. Two more generously sized bedrooms and a full bathroom complete the upper level. Recent upgrades include: carpet, interior paint, lighting fixtures, stainless steel appliances, central A/C, EV charging capability, Blinds, and professional landscaping &mdash; all thoughtfully added over the past few years. Set on a quiet street with a traditional 40' front lot, this home is just steps from schools, parks, playgrounds, and shopping. With generous room sizes and a spacious, open layout, it's a perfect fit for families seeking more than the average home offers. Don't miss this exceptional opportunity &mdash; book your private showing today!