



**GRASSROOTS**  
REALTY GROUP

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**139 Windwood Grove SW**  
**Airdrie, Alberta**

**MLS # A2248292**



**\$699,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,206 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting

**Inclusions:** Home has two kitchens (one is main kitchen and second is spice kitchen next to main kitchen). There are two stoves.

\*\*\*OPEN HOUSE AUGUST 16 FROM 1PM TO 3PM\*\*\* Windwood Grove offers the perfect blend of comfort, convenience, and community in the vibrant city of Airdrie. Nestled in a family-friendly neighborhood, this stunning three-bedroom, 3 $\frac{1}{2}$ -bath home provides everything you need for both relaxation and entertaining. The primary bedroom boasts a luxurious five-piece ensuite and walk-in closet, while the main floor features a beautiful spice kitchen, granite countertops, hardwood floors, and high-quality carpets that go beyond builder standard. The fully developed basement adds even more functional living space for your family's needs. Step outside to a very large, fenced backyard—perfect for summer family fun—complete with a spacious deck and balcony for entertaining. Located on a quiet street with great neighbours, the home is surrounded by multiple playgrounds and is within walking distance to both elementary and high schools. Daily errands are easy with grocery stores, shops, and dining options nearby, plus quick access to 40th Avenue, Deerfoot Trail, and Stoney Trail for smooth commuting. Local and downtown bus routes are also close at hand. For recreation and entertainment, you'll love the short drive to the renowned CrossIron Mills and the exciting new recreation centre opening soon in SW Airdrie. Windwood Grove truly combines the charm of community living with premium finishes, exceptional upkeep, and unbeatable access to Airdrie's top amenities—all right at your doorstep.