



**GRASSROOTS**  
REALTY GROUP

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

**353 Windrow Crescent SW  
Airdrie, Alberta**

**MLS # A2251129**



**\$769,900**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** all tv mounts, dishwasher in basement

Immaculately maintained and move-in ready, this 4-bedroom, 3.5-bathroom walkout home offers the perfect blend of comfort, style, and functionality. With 3 bedrooms upstairs and 1 on the lower level, this property has been meticulously cared for, with no smoking or pets ever inside. The main floor boasts a bright and spacious living room with expansive windows overlooking the pond, creating a serene backdrop for everyday living. The kitchen features a central island, granite countertops, and plenty of cabinetry, flowing seamlessly into the dining area and out onto a large deck—perfect for entertaining or simply enjoying the view. Upstairs you’ll find a bonus room ideal for a play space, home office, or media area, as well as two generous secondary bedrooms and the spacious primary suite. The 5-piece ensuite includes a soaker tub, double vanity, and separate shower, making it a true retreat. The fully finished walkout basement extends your living space with a spacious recreation room, an additional bedroom, and a full bathroom—ideal for guests or multi-generational living. Step outside to the low-maintenance backyard with artificial grass that backs onto a peaceful pond, offering privacy and year-round greenery. This home is a rare find for those seeking a move-in ready property with thoughtful upgrades, a functional floor plan, and an unbeatable location with pond views.