



GRASSROOTS
REALTY GROUP

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**30 Windford Heights SW
Airdrie, Alberta**

MLS # A2265558



\$579,900

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,769 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Soaking Tub, Stone Counters		

Inclusions: Hot tub & Gazebo, map mural on wall

Welcome Home! This ELEGANT & HIGHLY UPGRADED Family Home is nestled on a quiet street & just steps to the PARK, POND & PATHWAYS. Boasting nearly 2650sqft over 3 levels, this GORGEOUS Turn-Key abode is truly made for entertaining & everyday living, offering a BRIGHT & MODERN OPEN CONCEPT design with STYLISH finishings & bathed in NATURAL Light. The main level is the Heart of the Home, highlighted by HARDWOOD Flooring, 9' Ceilings & a Beautifully Designed CHEF'S KITCHEN featuring STONE Counters, Stylish Backsplash, UPGRADED Stainless Appliances including SMART FRIDGE & GAS RANGE, Walk-Through PANTRY & Large CENTRAL ISLAND with Eat-Up Bar! The adjoining Dining Room overlooks your EXPANSIVE BACKYARD & opens to the Spacious Living Room with cozy GAS FIREPLACE, providing a warm & inviting space to relax & entertain, or curl up with a good book. Completing this level is a Large DEN/OFFICE (or potential 4th Bedroom), a 2pc Powder Room & Mudroom, conveniently tucked away from the main living areas. Heading upstairs, the BRIGHT Open Staircase leads to your Private Master Retreat featuring a Large WALK-IN Closet & Full ENSUITE with Double Vanity, WALK-IN Shower & SOAKER TUB! Rounding off this level are 2 more generously sized Bedrooms, another FULL Bath & Laundry. Head out back into your PRIVATE Fully Fenced & Beautifully LANDSCAPED Backyard where you can kick back & relax in your HOT TUB, enjoy your favorite drink on the STAMPED CONCRETE PATIO with GAZEBO or fire up the BBQ (with gas line) & entertain Friends & Family! PRIME LOCATION, just steps to Great Schools, Shopping, Restaurants, Fitness, Child Care & MORE! South Windsong is a Vibrant & FAMILY ORIENTED Community, surrounded by Tranquil GREENSPACES,

PATHWAYS & PONDS, offering YEAR ROUND activities & close to the SPLASH PARK, SKATE PARK, BALL DIAMONDS, Skating Rinks & multiple Playgrounds! Simply MOVE IN & start making new memories with your Family!