

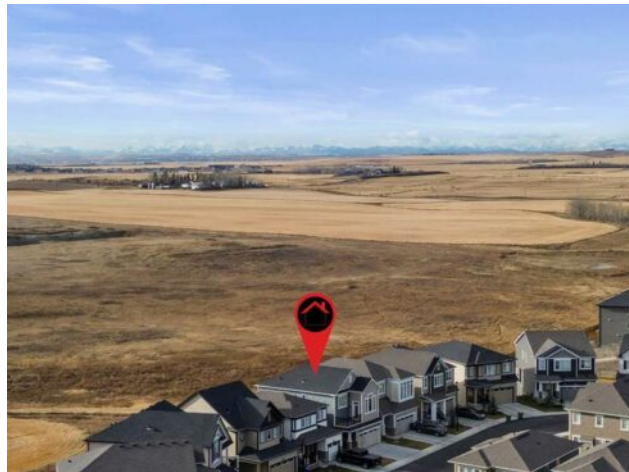


GRASSROOTS
REALTY GROUP

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2054 Windbury Crescent SW
Airdrie, Alberta

MLS # A2270064



\$699,900

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,858 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Basement Suite Appliances: Fridge, Washer, Dryer, Hood, Fan, Cooktop

Welcome to this true 10/10 meticulously designed home with an amazing location rocking a SUNNY SOUTH facing yard with no rear neighbours behind and a WALKOUT BASEMENT that has been fully developed with a kitchenette and separate laundry to be that mortgage helper you've been searching for! This is not your cookie cutter home, this home is truly one of a kind with incredible upgrades throughout and it hosts downtown Calgary and mountain views! The bright main level layout feels like a luxury show home with an oversized quartz island, quartz countertops, upgraded two tone cabinets, a farm sink feature, upgraded stainless black steel appliance package, a well designed built in pantry/bar area, pot lights, upgraded light fixtures, oversized electric fireplace feature wall with built-in shelving, air conditioning, upgraded luxury vinyl plank flooring, half bath, "Next Step Option" (stairs to basement finished with railing), knockdown ceilings throughout, 9 ft ceiling on the main floor and a sunny OPEN CONCEPT layout that seamlessly ties the main floor together to feel like home. The upper level greets you with the large bonus room with its very own private balcony off the front of the home and perhaps the coolest room in the house is the kids play area that was developed off of the bonus room. The well laid out primary bedroom retreat hosts a walk-in closet and a 5 piece ensuite bathroom with a dual sink quartz vanity, a fully tiled shower with the upgraded glass option and a deep soaker tub (upgraded with the "Bath Oasis" builder option). The spacious 2nd and 3rd bedrooms upstairs are conveniently located next to the 2nd full bathroom (also with a quartz countertop) which is adjacent to the upstairs laundry room. The fully developed basement rocks a full kitchenette including its own separate laundry which is perfect for guests or renters - this

is the mortgage helper that you've been dreaming of! This home is like-new, it's loaded with upgrades and it's the definition of pride of home ownership. Don't lift a finger because this beautiful home with an amazing location is ready for its next owner and this property shows even better in person - come see for yourself!