



GRASSROOTS
REALTY GROUP

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11, 36 Windridge Road
Exshaw, Alberta

MLS # A2272093



\$755,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,350 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Front Drive, Garage Faces Front, Off Street, Parking Lot, Shared Driveway, S		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Level		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: \$ 385

LLD: -

Zoning: multi

Utilities: -

Inclusions: Murphy Bed, Workbench on back wall of garage

A bright, well-laid-out townhome with something you almost never get in Exshaw: four true bedrooms and room for everyone. The main level is open and welcoming, full of natural light, with direct access to a private, fenced backyard—ideal for kids, dogs, or just catching some sun. Upstairs, the primary bedroom delivers its own view deck, walk-in closet, and 3-piece ensuite, paired with another oversized bedroom and full bath. Head downstairs and the value really shows. The fully developed lower level brings serious flexibility: two additional bedrooms, a full bathroom, and a comfortable family room that works for movie nights, guests, or growing families. With an attached garage for all the mountain gear and an extended driveway that easily fits two vehicles, this home checks boxes you normally have to compromise on in Exshaw. Four bedrooms, great light, a private yard, and a layout that actually works—this is a rare find in a community that keeps getting better. Absolutely worth a look.