



GRASSROOTS
REALTY GROUP

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418 Windrow Common SW
Airdrie, Alberta

MLS # A2272216



\$559,000

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Located in desirable South Windsong, this 2018-built 2-storey home offers 2,419 sq. ft. of living space, a double attached garage, a brand-new air conditioner, and a fully fenced lot - a perfect blend of modern comfort and everyday convenience. The main floor features 9-foot ceilings, enhancing the sense of space throughout the open-concept layout. Natural light highlights the LVP flooring, while the kitchen offers quartz countertops, stainless steel appliances, ample cabinets, and a large pantry making it a perfect setup for cooking and gathering. The dining area transitions smoothly into the living room, highlighted by a corner gas fireplace and classic mantle. Just beyond the kitchen, a brand-new composite deck invites you to extend your living outdoors. A convenient half bathroom finishes off this well-planned main level. On the upper level, you'll find three well-sized bedrooms, each offering comfort and versatility, while the bonus room provides flexibility and opportunities for entertainment, creativity, or a quiet workspace. The primary bedroom offers a serene escape, complemented by a 4-piece ensuite with a deep soaker tub, separate shower, and a walk-in closet that keeps everything in order. Also on this level one will find a shared full bathroom and a separate laundry room to ensure the upper floor remains both practical and well-organized. Venture downstairs to a fully unfinished lower level with rough-in plumbing, offering a blank canvas ready for your vision - be it a home gym, theatre room, or added living space. Located just minutes from local shops, schools, and parks, this home blends everyday convenience with a sense of comfort. And for those who prefer a quieter commute, nearby back roads offer a smooth way to bypass the city's busy traffic. Thoughtfully designed. Effortlessly livable. Perfectly positioned for what comes next.

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