



**108 Windgate Close SW  
Airdrie, Alberta**

**MLS # A2278460**



**\$879,999**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,652 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Separate Entrance, Storage		
<b>Inclusions:</b>	Gazebo		

Open House Feb 15, 1-3 PM. Welcome to your dream home, perfectly situated on a massive pie-shaped lot backing onto green space and a scenic pond with breathtaking sunset views. This exceptional two-storey home with a walk-out basement offers over 3,800 sq. ft. of fully developed living space and is filled with high-end upgrades throughout. The main level showcases vaulted ceilings, expansive windows with Hunter Douglas shutters, engineered laminate flooring, knockdown ceilings, upgraded lighting, and elegant spindle-railed staircases. A private den provides the ideal home office, while the impressive formal dining room easily accommodates large gatherings and is highlighted by a striking chandelier. The open-concept kitchen is a chef's dream, featuring a massive quartz island, built-in stainless steel appliances, pendant lighting, a coffee bar, spacious pantry, and a casual dining area. The inviting living room is anchored by a floor-to-ceiling stone gas fireplace, creating a warm and stylish focal point. Step outside to the oversized deck and enjoy peaceful views of the pond and green space, perfect for relaxing evenings and entertaining. Upstairs, you'll find a generous bonus room, three spacious bedrooms, and two full bathrooms. The expansive primary retreat includes a walk-in closet and a luxurious ensuite with double vanities, a fully tiled soaker tub, and a glass-enclosed shower. The fully developed walk-out basement is ideal for both entertaining and everyday living, featuring a large recreation area with wet bar, perfect for movie nights, a built-in pet wash station, space for a home gym, an additional bedroom, and a full bathroom. Walk out to the backyard and enjoy cozy nights by the fire while overlooking the tranquil green space and pond. Located close

to parks, walking paths, a skate park, and pickleball courts, this home offers the perfect blend of luxury, lifestyle, and location. Book your private showing today&mdash;this rare opportunity won&rsquo;t last long!