



GRASSROOTS
REALTY GROUP

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108 Windgate Close SW
Airdrie, Alberta

MLS # A2278460



\$879,999

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

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

Inclusions: 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—this rare opportunity won’t last long!