



**GRASSROOTS**  
REALTY GROUP

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**912 Windhaven Close SW**  
**Airdrie, Alberta**

**MLS # A2279847**



**\$639,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,952 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Gazebo, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<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>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Storage

**Inclusions:** Storage shed, Gazebo, sun shades & lighting, Tv mount in LR, Upper cabinets & Upper Shelving in garage, Tire rack, In-ceiling speakers

**\*\*OPEN HOUSE JAN 18 2-4PM\*\*** Situated on a sun-filled, SW facing corner lot in the desirable community of Windsong, this exceptionally well-maintained home offers outstanding curb appeal and 1952 sq ft of thoughtfully designed living space, ideal for families. From the moment you arrive, pride of ownership is evident, complemented by lush landscaping with numerous established perennials that enhance the home's curb appeal and outdoor charm. Upon entry, you are welcomed by a bright, open foyer featuring a stylish wallpaper accent wall and an abundance of natural light. Just off the entrance is a main floor office with a pleasant view of the streets—perfect for working from home. French doors provide privacy when needed while still allowing light to flow through the space, creating a functional yet elegant work environment. The open-concept main floor is highlighted by 'ceilings and diagonally laid hardwood flooring, offering both warmth and visual appeal. The living room is bright and inviting, featuring multiple windows, charming built-in bench seating overlooking the street, and in-ceiling speakers for an enhanced entertainment experience. The space is anchored by a beautiful fireplace with a classic mantle and tile surround, making it the perfect gathering spot for family and guests. The adjacent spacious dining area easily accommodates a large table, ideal for everyday meals and entertaining. The kitchen is both stylish and highly functional, showcasing rich espresso cabinetry, granite countertops, and SS appliances. A large central island with seating provides ample prep space and a casual dining option, while the pantry ensures plenty of storage for a busy household. Upstairs, the home offers 4 generously sized bedrooms. The primary retreat is spacious and inviting, complete with a dedicated seating area, walk-in closet, and a

4pc ensuite. Three additional large bedrooms share a well-appointed 4pc main bathroom, and a convenient upper-level laundry room with countertop and built-in shelving adds everyday ease. The SW facing backyard is a true highlight, beautifully landscaped with numerous perennials and designed for both relaxation and entertaining. Enjoy a large ground-level deck off the kitchen, a gazebo complete with lighting and sun shades, and a second designated dining area for outdoor meals. Two gas lines are available—perfect for a BBQ and a fire table. The yard also includes a storage shed, gated access, and receives sunlight throughout the day. The unfinished basement provides excellent future potential, featuring a bathroom rough-in and ample space to add additional bedrooms, a recreation room, or a home gym if desired. Completing the property is a double attached garage, equipped with upper cabinets and shelving for excellent storage and organization. Ideally located close to Windsong Heights School (K-9), Chinook Winds Park, Splash park, and pathways, this home offers the perfect blend of location, functionality, and lifestyle.