



**GRASSROOTS**  
REALTY GROUP

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**237 Windrow Crescent SW**  
**Airdrie, Alberta**

**MLS # A2283825**



**\$715,000**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,253 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage

**Inclusions:** N/A

**\*\*Open House\*\*** Saturday 7th February 1.00pm-4pm & Sunday 8th February 1.00pm-4pm\*\* WELCOME HOME to this beautifully appointed 3-bedroom, 2.5-bath residence offering approximately 2,200 sq. ft. of developed living space. Ideally located just minutes from Windsong Elementary School, shopping plazas, grocery stores, parks, and with quick access to 40th Avenue connecting to Calgary via Deerfoot Trail, this home blends comfort with everyday convenience. Exceptional curb appeal leads to a striking foyer featuring elegant marble tile, setting the tone for the thoughtfully designed interior. The main floor showcases gorgeous vinyl flooring, expansive windows, and an abundance of natural light throughout. The chef-inspired kitchen is truly impressive, complete with granite countertops, stainless steel appliances, a walk-in pantry, ample cabinetry, and a sit-up breakfast bar—perfect for both entertaining and daily living. Just a half level up, the open-to-below family room creates a dramatic yet cozy space, highlighted by a gas fireplace and French doors that open onto a massive balcony—ideal for relaxing or hosting guests. Upstairs, you’ll find three spacious bedrooms, including a luxurious primary retreat featuring an exquisite 5-piece ensuite with a large walk-in shower and jetted tub. A well-appointed 4-piece bathroom and a convenient upper-level laundry room complete this floor. The unfinished basement is awaiting your perfect touch, offering an excellent opportunity to develop additional living space tailored to your needs. The backyard features a good-sized deck and a fully fenced, fully landscaped yard, providing the perfect outdoor setting for family enjoyment. This exceptional home offers space, style, and location—a rare opportunity that won’t last long. Book your private showing today!

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