



**42 Windwood Grove SW
Airdrie, Alberta**

MLS # A2288672



\$515,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,258 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Level, No Back Lane, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: window coverings, front closet organizer, shed, laundry sink, pergola, cabinet, interior doors and supplies matching the home in the basement

OPEN HOUSE SUNDAY 11-2 Welcome to this bright and inviting open-concept home, ideally situated on a quiet, family-oriented street in Windsong. With thoughtful updates, large windows throughout, and evident pride of ownership, this property offers comfort, efficiency, and room to grow. The main floor is filled with natural light and features a well-designed open layout with backyard views from the living room. The kitchen offers ample cupboard and counter space, complemented by updated stainless steel appliances, including a gas stove—perfect for cooking and entertaining. Updated lighting, faux wood blinds throughout, ceiling fans in all bedrooms, solid core doors on bedrooms and bathrooms, wainscoting in the half bath, and a stylish barn doors leading to both the primary walk-in closet and ensuite add modern touches throughout. The spacious primary bedroom provides a comfortable retreat, while the additional bedrooms offer flexibility, with closets ready for your custom built-ins. The unfinished basement provides outstanding potential with two large windows, rough-ins for a bathroom, central A/C and Vacuflor. This versatile space is ideal for a future family room or fourth bedroom, with additional crawl space storage for practical use. This home also offers excellent efficiency and comfort with R50 insulation and a high-efficiency furnace. The attached garage is fully drywalled and insulated, and the dedicated laundry area includes a sink and newer washer and dryer (2025). Step outside to a beautifully maintained outdoor space featuring a freshly stained two-tier deck with gazebo—perfect for relaxing or entertaining. The landscaped backyard pairs with a low-maintenance, zero-scaped front yard designed with hardy, zone-appropriate plants for year-round curb appeal. Meticulously maintained, this home includes regular furnace

servicing, roof inspection (2025, with approximately 5–10 years remaining), resealed and painted exterior trim, and a hot water tank with a new motor (2025). Located in the sought-after community of Windsong, this home offers the perfect blend of family-friendly living and convenience. Enjoy nearby parks, playgrounds, and scenic pathways, with Chinook Winds Regional Park just minutes away. Schools, shopping, restaurants, and everyday amenities are all close by, while easy access to Highway 2 makes commuting to Calgary a breeze. A welcoming neighbourhood with a strong sense of community—ideal for families, first-time buyers, or investors.