



GRASSROOTS
REALTY GROUP

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149 Windridge Road SW
Airdrie, Alberta

MLS # A2293533



\$674,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, No Back Lane, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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, Granite Counters, High Ceilings, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Ping Pong Table

Open House Saturday, March 28 from 2-4 pm! Hello, Gorgeous! Welcome to this beautifully maintained family home in the desirable community of Windsong in Airdrie. Offering over 2,100 sq ft of thoughtfully designed living space, this home features 3 bedrooms, 2.5 bathrooms, a main-floor office, and an upstairs bonus room—perfect for growing families or those working from home. The open-concept main floor is warm and inviting, with a spacious living area, functional kitchen with pantry, and dining space that connects seamlessly to the backyard deck. A dedicated office provides flexibility for remote work or study, while the attached double garage adds everyday convenience. Upstairs you’ll find a bright bonus room, upper-floor laundry, and three generously sized bedrooms including the primary retreat complete with a walk-in closet and a 5-piece ensuite. The unfinished basement offers excellent potential for future development to suit your needs. Recent upgrades include new paint and carpet in 2026, upgraded attic insulation, and updated bathroom vent fans in 2025. Additional improvements include central air conditioning, tankless hot water, water softener, and Gemstone exterior lighting installed in 2023, along with thoughtful touches such as ShelfGenie storage in the kitchen island. The fully landscaped and fenced backyard features garden boxes and a large deck with sunshades, creating the perfect outdoor space for relaxing or entertaining. Located close to schools, parks, walking paths, and shopping, this home offers exceptional value in one of Airdrie’s most popular family communities.