



**154 Windwood Grove SW  
Airdrie, Alberta**

**MLS # A2295142**



**\$574,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,883 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** Shed in the Back Yard, Child's Play Structure in the Back Yard

Pride of ownership is evident throughout this well-maintained, move-in ready home featuring a fully finished layout tailored for growing families and everyday comfort. The welcoming main level unfolds with an abundance of natural light, where a thoughtfully designed kitchen anchors daily routines with granite countertops, stainless steel appliances and efficient workspace that keeps everything within reach. Seamless flow continues into the dining area where sliding doors extend living outdoors, supporting easy barbeques and quiet evenings on the deck. Relaxation is invited in the adjacent living room around the ambient gas fireplace while extra windows draw sunlight deep into the space. Daily organization is simplified by a tucked-away powder room and a large walk-in entry closet that keeps jackets, shoes and bags neatly stored. The upper level is equally well planned with a lofted bonus room that introduces flexibility for a play area, home office or comfortable place to unwind. Retreat at the end of the day to the private primary oasis boasting a 4-piece ensuite and walk-in closet, creating a quiet space to recharge. Two additional spacious and bright bedrooms, including one with its own walk-in closet, are complemented by a full 4-piece bathroom. Convenient upper level laundry streamlines daily routines. A fully finished basement expands the living space with durable LVP flooring and a large rec room centred around a wet bar that makes snacks and drink refills during movie nights or gatherings effortless. A fourth bedroom and a 4-piece bathroom accommodate guests or older children with ease, while ample storage supports long-term organization. Outdoor living is just as inviting with a sunny south-facing backyard that maximizes natural light throughout the day. An expansive deck sets the stage for summer hosting while a large fenced yard allows kids and pets to

play safely. Evenings are best spent gathered around the firepit, creating a comfortable setting to unwind under the open sky. This outstanding location connects easily to everyday convenience in the sought-after community of South Windsong within walking distance to Coopers Town Promenade shops, dining, childcare and local businesses. Nearby parks, green spaces and pathways support an active lifestyle while easy access to Calgary, the airport, CrossIron Mills and Costco keeps commuting and errands simple and efficient. Truly an exceptional location for this gleaming, move-in ready home.