



**35 Windcreek Terrace SW
Airdrie, Alberta**

MLS # A2296238



\$565,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,824 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	TV Wall Mount in the living room, Stair Lift		

OPEN HOUSE SUNDAY APRIL 12th 1:00pm - 3:00pm. Thoughtful design and everyday comfort come together in this original owner move-in ready home located in a CUL DE SAC in Windsong backing onto GREEN SPACE and a WALKING PATH, delivering privacy with no direct rear neighbors bordering the property and a peaceful SUNNY WEST BACKING setting to enjoy year-round. An open-concept main level unfolds with hardwood flooring and a modern, neutral palette that enhances both light and flow. Relaxation settles naturally in the living area where a gas fireplace anchors the space and corner windows draw in natural light throughout the day. Connection to the outdoors feels effortless from the dining area where the sliding patio door extends gatherings outside, encouraging an easy transition for barbecuing and quiet evenings with beautiful west sunsets. Function and style align in the well-planned kitchen featuring granite countertops, stainless steel appliances (including a gas range!) and a large granite island that invites casual meals and conversation. Adjacent to the mudroom is the powder room and a professionally installed chair lift along the staircase adds accessibility and long-term flexibility, allowing easier movement between levels while remaining seamlessly integrated into the home. Upper level living continues with a spacious bonus room designed for gathering and unwinding, complete with direct access to a private balcony for fresh air and outdoor relaxation. Laundry is thoughtfully positioned on this upper level, bringing added ease to everyday living. A private primary retreat offers a quiet place to recharge, complemented by a walk-in closet and its own ensuite. Two additional bedrooms provide comfortable accommodations and a 4-piece bathroom keeps busy mornings running smoothly. The outdoor living stands out with a fully fenced yard

that opens directly onto the walking path and green space, giving kids and pets room to play while preserving a sense of openness and connection to nature, while the rear deck sets the stage for barbecuing and unwinding in a private setting. Access to Chinook Winds Regional Park, pathways, schools and everyday amenities throughout Windsong reinforces a connected and family-friendly lifestyle while keeping commuting routes within easy reach.