



GRASSROOTS
REALTY GROUP

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821 Windrow Green SW
Airdrie, Alberta

MLS # A2296322



\$619,900

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,721 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Gazebo, Shed

Welcome to 821 Windrow Green SW, a beautifully designed home offering modern finishes, generous living space, and exceptional functionality for today's lifestyle. Situated on a quiet street with charming curb appeal, this home features a sun-filled south-facing backyard with upgraded landscaping, perfect for relaxing or entertaining. Step inside to an open-concept main floor designed for both everyday living and hosting guests. The stunning kitchen showcases crisp white cabinetry, stainless steel appliances, a classic white subway tile backsplash, and abundant counter space, along with a large center island with eating bar—ideal for casual meals or gathering with family and friends. The bright living room is filled with natural light from the large south-facing windows overlooking the backyard, creating a warm and inviting atmosphere. The main floor is completed with a convenient powder room, additional closet storage, and direct access to the double attached garage. Upstairs, the thoughtful layout provides privacy and comfort with a spacious bonus room separating the primary suite from the two secondary bedrooms. The expansive primary retreat features a large walk-in closet with ample shelving and hanging space, along with a luxurious 5-piece ensuite complete with dual sinks, generous counter space, and a deep soaker tub. An upper-floor laundry room adds to everyday convenience. Throughout the home you'll appreciate hard surface flooring—including the stairs and upper level—modern vinyl plank flooring, central air conditioning, knockdown ceilings, and transom windows above exterior doors for added natural light. Room sizes are generous, offering comfortable living for families of all sizes. Additional highlights include an oversized hot water tank ideal for larger families and partial basement development featuring a

fourth bedroom, providing flexibility for guests, a home office, or growing families. Just a 3-minute drive to Windsong Heights School (K–9) and within walking distance to Osborne Park, perfect for outdoor activities and green space enjoyment. Conveniently situated near the 8th Street and 40 Avenue overpass, as well as other major roadways, the property provides seamless access throughout the city. Public transportation, shopping centres, and additional parks are all close by, making everyday living both easy and connected.