



**1348 Windstone Road SW  
Airdrie, Alberta**

**MLS # A2300418**



**\$649,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** TV Mounts, Bench Seating in Kitchen, Refrigerator in Basement, Washer and Dryer in basement,

Welcome to this wonderful FAMILY home being offered for sale by its original owners. This 4 bed, 3.5 bath home has over 2825 sq ft developed & has a nice set up for extended family to live downstairs if desired. One of the perks of this property is the location - the corner lot leaves lots of room for street parking as well as a good sized backyard & you are within walking distance to the Windsong school (but far enough away to avoid some of the school traffic). You also have close proximity to the amenities of COOPER'S PROMENADE as well as parks, pathways & playgrounds. The layout of this home is also beneficial in that there is a MAIN FLOOR OFFICE/DEN space right off of the generous foyer - perfect for a small business, music studio or work from home set up & flooded w/east & south sunlight. This main floor room is also large enough to be a bedroom for aging parents - there is a half bath conveniently located close by. Continue on to your OPEN CONCEPT LIVING SPACE, again noting the extra windows you only get from a corner lot home - natural light graces the space from every angle. The living room has an upgraded GAS FIREPLACE w/wood mantle & a built out surround. This room (as well as the front den) are host to real hardwood floors. The kitchen is generous w/large island, WALK IN PANTRY/MAIN FLOOR LAUNDRY, lots of cupboards/counter space & SS appliances. As you climb the stairs to the second level note the WOOD RISERS & upgraded wood railings - both add a classic & timeless look to the staircase. At the top of the stairs you find a flex space currently being used as a home office (lots of WORK FROM HOME options in this property). Both of the secondary bedrooms are a good size & are serviced by a 4 pc bath. The PRIMARY SUITE boasts 4 large windows, space for a king bed & a lovely feature wall.

The 5 PC ENSUITE w/SOAKER TUB, sep shower, 3 more HUGE WINDOWS & tiled shower is a wonderful retreat. On the lower level you will find the 4th bedroom w/desk area (currently used as a nursery space), generous living room /kitchenette area & a 3 pc bath w/washer & dryer set up. Cork floors make this space feel warm & inviting. Outside enjoy your interlocking brick patio & large area for kids to run & play. Lastly, this property is completed with the DOUBLE ATTACHED GARAGE. Don't wait - this home may just be the one you have been waiting for!