



GRASSROOTS
REALTY GROUP

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**218 Windridge Road SW
Airdrie, Alberta**

MLS # A2132040



\$780,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,104 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions:	All appliances listed in the appliance section
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*OPEN HOUSE: JUNE 29 2024 SATURDAY 12PM -3PM*Welcome to your dream home at 218 Windridge Road SW, a beautifully maintained property nestled in a serene and sought-after neighborhood. This captivating residence offers a perfect blend of comfort, style, and functionality, making it an ideal haven for families. The open-concept main floor plan boasts ample natural light, featuring a large living room with a cozy fireplace, perfect for family gatherings or relaxing evenings. The modern kitchen is a chef's delight, equipped with high-end stainless steel appliances, quartz countertops, custom cabinetry, and a convenient island for casual dining or meal preparation. The upper floor features the Primary Bedroom, which is a true retreat with a walk-in closet and luxurious ensuite which includes a separate shower, his and hers sinks and a soaking tub with jets for those days you want a luxury spa without having to leave your home. There are 2 other generously sized bedrooms, each designed with comfort in mind, and a large bonus room flooded with windows to bring in natural lighting. The spacious basement is fully developed and includes a 4th bedroom that can be used also as a gym or a playroom. This basement provides flexibility to suit your lifestyle needs. Step outside to a beautifully landscaped backyard with a spacious patio, ideal for entertaining, gardening, or simply enjoying the peaceful surroundings. The playground in the back is a blessing for any family with small or older kids at heart. The home is equipped with central air conditioning and energy-efficient windows, ensuring year-round comfort and peace of mind. Situated in a family-friendly community. This property is close to top-rated schools, parks, shopping centers, transportation and much more..... offering convenience and a high quality of life. Don't miss the

opportunity to make 218 Windridge Road SW your new home. Schedule a viewing today and experience the charm and elegance of this amazing property because you'll never go wrong living here.