



**GRASSROOTS**  
REALTY GROUP

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**427 Windrow Common SW**  
**Airdrie, Alberta**

**MLS # A2135781**



**\$640,000**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Driveway, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Landscaped, Rectangular Lot		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R1-U

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** All T.V. Wall Mounts, Storage Shed, Alarm System (no contract),

Welcome to this stunning detached home, nestled in a vibrant family community, boasting an abundance of upgrades, in pristine condition and offers over 2,150sqft of total living space. As you step inside, you'll be greeted by a spacious entryway complete with a convenient coat closet and soaring 9' ceilings that enhance the home's bright and open floor plan. A well-designed mudroom with a walk-in closet provides ample space for storing coats, shoes, and outdoor gear, ensuring a clutter-free living environment. A beautifully designed kitchen features, soft-close drawers, stacked cabinetry, sleek black stainless GE appliances, quartz countertops, a flush center island with an eating bar, an OTR hood fan, and a generous pantry. You'll find plenty of counter and cupboard space to meet all your culinary needs. The large dining area, perfect for family gatherings, opens to a SOUTH-facing rear covered deck and a beautifully landscaped yard complete with a storage shed. The inviting living room is bathed in natural light from the large windows and offers a cozy ambiance with a feature wall and a gas fireplace. A stylish 1/2 bath completes the main floor. Upstairs, the primary suite is a true retreat, showcasing a luxurious 5-piece ensuite with a standalone soaker tub, a fully tiled floor-to-ceiling shower, his-and-her sinks with quartz countertops, a walk-in closet, and a ceiling fan. Two additional generously sized bedrooms, a large 4-piece bath, and a convenient upper-floor laundry room round out the upper level. The fully finished basement provides extra living space, including a 3-piece bath with another fully tiled floor-to-ceiling shower, and offers the option to add a fourth bedroom if desired. This home also includes modern amenities such as air conditioning, a 240V in the garage, x-large parking pad to accommodated two vehicles, an Ecobee thermostat, and a high-efficiency

furnace & 50 GAL hot water tank. Conveniently located close to schools, shopping centres, restaurants, medical facilities, and grocery stores, this home truly has it all. Don't miss the opportunity to make this immaculate, upgraded home your own!