



**GRASSROOTS**  
REALTY GROUP

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**824 Windrow Green SW**  
**Airdrie, Alberta**

**MLS # A2140572**



**\$689,777**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,849 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** N/A

Luxury meets livability in this stunning, fully developed, two-story home in the highly sought-after Windsong neighbourhood, offered by the original owners. This residence is a testament to masterful craftsmanship and meticulous attention to detail, ensuring a seamless blend of elegance and functionality throughout. Upon entering, you are greeted by an expansive living room featuring a cozy gas fireplace, perfect for creating a warm and inviting atmosphere during the colder months. The spacious dining area is ideal for hosting family dinners and gatherings, ensuring you have ample space to entertain guests. The upgraded kitchen is a chef's dream, equipped with beautiful white cabinets that offer ample storage space and high-end appliances, making cooking both enjoyable and efficient. The kitchen's thoughtful design includes Built In appliances, plenty of counter space and modern fixtures, ensuring it is both practical and stylish. The second floor continues to impress with three well-appointed bedrooms. The expansive master suite is a private sanctuary, complete with a luxurious en-suite bathroom featuring modern fixtures, a soaking tub, and a separate shower, providing a spa-like experience at home. The additional two bedrooms are generously sized, each offering plenty of natural light and closet space, and they share a well-designed main bathroom that is both functional and elegant. Additionally, a versatile bonus room provides extra space for a home office, play area, or media room, catering to your family's diverse needs. The fully developed basement extends the living space, featuring a comfortable bedroom perfect for guests or extended family. There is den in the basement which could used either as a home office or a home gym. The spacious recreation room is ideal for entertainment, or a home theatre, providing endless possibilities for use. A full bathroom in the

basement ensures convenience and privacy for guests. The exterior of the property is equally impressive. The outdoor space is designed for both enjoyment and convenience, making it an ideal spot for outdoor activities and leisure. The property is also conveniently situated near the 8th Street and 40 Ave overpass, as well as other major roadways, ensuring easy access to different parts of the city. Public transportation, shopping centres, and parks are all within close proximity, enhancing the home's appeal and making everyday life more convenient. This exceptional property offers all the features and amenities you have been looking for, combining luxury and practicality in a desirable location. Don't miss the opportunity to make this extraordinary house yours !!!