



**431 Windrow Common SW  
Airdrie, Alberta**

**MLS # A2140622**



**\$779,900**

|                  |                             |               |                  |
|------------------|-----------------------------|---------------|------------------|
| <b>Division:</b> | Airdrie Meadows             |               |                  |
| <b>Type:</b>     | Residential/House           |               |                  |
| <b>Style:</b>    | 2 Storey                    |               |                  |
| <b>Size:</b>     | 2,363 sq.ft.                | <b>Age:</b>   | 2018 (6 yrs old) |
| <b>Beds:</b>     | 4                           | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached      |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                   |               |                  |
| <b>Lot Feat:</b> | Front Yard, Rectangular Lot |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Central, Electric, Natural Gas                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Tile, Vinyl Plank                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                                   | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |

**Features:** Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

OPEN HOUSE: SUNDAY 30th June 2024 12 Noon - 3:00 PM. Welcome to this exciting home in the neighborhood of Windsong, Airdrie. The alluring feel will make you feel this is the next dream place to make a home. On entry is the spacious mud area big enough to have your shoes, and a nice bench just by the door. You then walk into the spacious living area with the 9ft ceiling and the upgraded 8ft doors throughout the home. The living room has a gas-powered fireplace to keep the warm night TV moments. The kitchen has upgraded cabinets to the ceiling with lovely crown bulkheads. The Quartz countertop Island and worktop make you want to spend quality time in the kitchen baking or cooking. The upgraded appliances all complete the kitchen area. The upgraded sliding door leads to the Composite deck in the backyard, with a carefully landscaped yard. The second floor has a bonus room with three other bedrooms and a laundry room. The primary room has a huge window with lots of natural light. It is a four-piece bathroom with a large shower. There is an illegal basement suite with a bedroom, shower, and kitchen area with a side entry. The neighborhood has good elementary, middle, and high schools. There is a good shopping mall close by as well. There is a lake close by with walk & bike paths. Book a showing with your favorite realtor.