



GRASSROOTS
REALTY GROUP

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57 Windford Park SW
Airdrie, Alberta

MLS # A2143692



\$599,900

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,297 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Shingle Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	Window covering		

Welcome to the charming two-story residence located on a tranquil street in a vibrant neighborhood of Windford Airdrie This beautiful house was built in 2016, this well-maintained residence offers 1,297.01 square feet of living space with a thoughtfully designed floor plan.

*3 good Bedrooms, 2.5 Baths: Spacious and comfortable, perfect for families or guests. *Modern Kitchen: Features stunning granite countertops, stainless steel appliances, under the cabinets lights and a gas stove for the culinary enthusiast. *Convenience and Comfort: Single attached garage, central AC, humidifier, and water softener ensure year-round comfort. *Flooring and Finishes: A mix of beautiful hardwood, tiles and cozy carpet throughout the home. *Finished Basement: Includes a laundry area, legal-size windows, and ample space for additional living or recreational use.

*Outdoor Amenities: Enjoy a big size lovely deck overlooking a backyard with trees, plus a tool shed for extra storage. *Additional Features: Front porch for relaxing and welcoming guests.

*New Genesis(recreational) center is starting building 2025 - couple blocks away from the house, towards the west side. *New K8 school starting to build 2025 again about a couple blocks away, towards the same area... *2mins walk to the pond *2 playground, one is 2mins walk and other 5mins walk. *Shopping plaza with shoppers, gas station, bank, save on foods, McDonald's are just cross the lights on 8th St, 2mins drive or 10mins walk This home combines modern amenities with a warm, inviting atmosphere. Don't miss out on the opportunity to make this house your home!

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