



**100 Windgate Close SW
Airdrie, Alberta**

MLS # A2147494



\$839,900

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,661 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Hello views! This is a fantastic property with tons of living space, a fabulous backyard, and no neighbours to the rear. This 4 bedroom property with walk-out basement provides views over the green space and to the mountains beyond. With 3573 sq.ft of living space, plus the potential to add more in the basement. Situated in the SW community of Windsong, this well-built Mattamy Homes property is only 10 years old. Backing onto a creek and environmental reserve that will never be developed. Walking distance to shopping, schools, and the future SW recreation centre, and is an easy commute to Calgary. Entering the property you are greeted with a grand foyer with tray ceiling. At the front of the home is an office/den that looks out to the welcoming front porch. You will then find a spacious formal dining room with a circular tray ceiling. Towards the rear of the property is an open plan kitchen, living room with gas fireplace, and casual dining area with tall windows overlooking the landscaped backyard and views beyond. The generous kitchen has wood cabinet doors, granite counters, and glass tiled backsplash. The island has loads of counter space for food prep and casual dining, there is a smart coffee bar/butlers pantry plus a walk-in pantry closet. A sunny balcony accessible from the living space is the perfect spot for BBQ'ing or watching the evening sunsets. Also on this floor is a laundry/mud room, a half bathroom, and convenient access to the double attached garage. Heading to the upper floor you will find a bonus room with hardwood floors that flow into the hallway landing. The spacious master bedroom suite runs the entire length of the property with views over the green space. Featuring a 'his and hers' walk-in closet, and French doors that lead into the luxurious master bathroom with double vanity, oversized shower, and

soaker tub. There are two very generous guest bedrooms on this floor, a main bathroom with an expansive vanity, and a large walk-in linen/storage room. The walk-out basement with windows looking out to the back yard, is partially finished with a recreation room currently set up as an art studio, and a fourth bedroom. The owners have installed an insulated sub-floor, and the future bathroom is framed and has the plumbing rough-ins. Also down here is additional storage space, and the mechanical room with dual zone furnace (serviced 2022). The backyard has been landscaped extensively, the current owner is a keen gardener and is leaving behind a well-established garden with apples trees, herbs, rhubarb, lilacs, hostas, and lilies. Check out the virtual tour online and contact your favourite Realtor to see why you should make this your right move!