



**755 Windridge Road SW  
Airdrie, Alberta**

**MLS # A2159102**



**\$599,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,823 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, Awning, TV wall mount in master bedroom, Shelving in garage		

WELCOME TO THIS IMMACULATE HOME, SITUATED IN THE FAMILY ORIENTED COMMUNITY of WINDSONG! Upon entering you are greeted with a bright flex room - perfect for a home office! The 9' ceilings carry you into a BRIGHT SPACIOUS living room with a tray ceiling, opening to the BEAUTIFUL kitchen with a LARGE ISLAND, STAINLESS STEEL APPLIANCES, GAS STOVE, A LARGE PANTRY and an abundance of cabinet space with QUARTZ countertops! The dining area is off the kitchen - perfect for entertaining! The main floor is complete with a half bath. The BEAUTIFUL OPEN RAILING carries you upstairs where you are greeted with 2 SPACIOUS bedrooms, one with a reading or office nook! 4 piece bathroom with QUARTZ countertops and UPPER LAUNDRY! The generously sized MASTER bedroom has a SPACIOUS WALK IN CLOSET. The 4 piece master ENSUITE is complete with a stand-alone SHOWER and a SEPARATE SOAKER TUB with QUARTZ countertops! The lower level is undeveloped with SUNSHINE windows and awaiting your design. FULLY FENCED with A LARGE DECK and an AWNING to enjoy the WEST facing backyard. Complete with a STORAGE SHED and a single car garage! Walking distance to schools, parks, pathways and shopping. MAKE THIS YOUR FAMILY HOME TODAY!