



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**923 Windsong Drive SW**  
**Airdrie, Alberta**

**MLS # A2203279**



**\$750,000**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,656 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	Built-in office desk		

Welcome to 923 Windsong Drive. This stunning former showhome, a perfect blend of elegance, functionality, and high-end craftsmanship. From the moment you arrive, the home's charming curb appeal and inviting covered front porch set the stage for what's inside. Step through the front door to find a private main-floor den, complete with custom built-ins, ideal for a home office or quiet retreat. The open-concept layout is anchored by an incredible chef's kitchen, featuring off-white cabinetry, quartz countertops, a massive island, double wall ovens, a gas cooktop, a walk-in pantry, and a butler's pantry with a bar fridge and prep sink. Whether you're hosting a dinner party or enjoying a casual meal, the spacious dining area and elegant living room with a gas fireplace provide the perfect backdrop. Thoughtful details continue throughout, including custom millwork, tile and hardwood flooring, and designer window coverings. The back mudroom and laundry room offer additional built-in storage, keeping life effortlessly organized. Upstairs, the bonus room over the garage creates an ideal spot for movie nights or a play area. The luxurious primary suite is your private retreat, featuring a spa-like ensuite with a deep soaker tub, dual vanities, a walk-in shower with dual showerheads, and a private water closet. Two additional bedrooms share a well-designed main bathroom with dual sinks, making morning routines a breeze. The unfinished basement offers incredible potential, ready to be transformed into extra living space, a home gym, or the ultimate entertainment area, tailor it to fit your needs! Outside, the new composite deck and pergola offer a stylish outdoor living space, perfect for relaxing or entertaining. The sun-soaked south-facing backyard is fully fenced, featuring a playset for the kids and plenty of room to

enjoy. A spacious double attached garage provides ample storage for vehicles, tools, and seasonal items, keeping everything neatly tucked away. This is a Relocation sale and as a bonus to buyer from Relocation Company, they will be authorizing a 6,000 decorating credit to be held back by lawyer at closing in favour of the buyer!!! Move in and make it your own!