



**GRASSROOTS**  
REALTY GROUP

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**1148 WINDHAVEN Close SW**  
**Airdrie, Alberta**

**MLS # A2205551**



**\$599,000**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,773 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, RV Access		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1-L
<b>Utilities:</b>	-

**Inclusions:** N/A

"Back to the Market, Due to Financing Condition" .Welcome to this beautiful 1,773 sq. ft. home nestled in the sought-after community of Windsong , Airdrie AB. Built in 2010, this meticulously maintained front-garage home offers the perfect blend of comfort and convenience. With 3 spacious bedrooms and 2.5 baths above grade, the main and upper levels provide an inviting and functional layout, ideal for families of all sizes. Adding even more value, the fully finished basement features an additional bedroom, a full bathroom, and a versatile recreation space&mdash;perfect for movie nights, family gatherings, or a cozy retreat. Located just minutes from schools, retail stores, and essential amenities, this home offers easy access to everything you need. A true highlight is the rare RV parking pad with back gate alley access, providing a secure space for your outdoor toys, trailers, or extra vehicles. Don&rsquo;t miss this incredible opportunity to own a beautiful home in a quiet, family-friendly neighborhood!