



GRASSROOTS
REALTY GROUP

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1035 Windhaven Close SW
Airdrie, Alberta

MLS # A2209947



\$645,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,603 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Welcome to this stunning east-facing, two-storey home in the sought-after Windsong community of Airdrie! Upon entry, you’re greeted by an inviting open-concept living room featuring large west-facing windows, filling the space with natural light, and a cozy gas fireplace. The modern kitchen boasts sleek quartz countertops and stainless steel appliances, seamlessly connecting to the living area. Upstairs, the spacious primary bedroom includes a luxurious 4-piece ensuite and walk-in closet, while two additional bedrooms and a family bathroom provide ideal space for kids or guests. Convenient upstairs laundry adds to the home’s functionality. The finished basement offers extra living space with a rec room, a bedroom, and another 4-piece ensuite—perfect for extended family or guests. Located steps from Windsong Heights K-8 school and just minutes from incredible community amenities like a pump track, skate park, splash park, outdoor rinks, and more, this home is perfect for active families. Enjoy easy access to shops and dining at Coopers Town Promenade, including Save-On Foods and Balzac Brewery. With quick connections to 8th St, 40th Ave, and Deerfoot Trail, commuting to Calgary or exploring Airdrie is effortless. Freshly painted and meticulously maintained, this move-in-ready home exudes pride of ownership—don’t miss your chance to make it yours!