

771 Windridge Road SW
Airdrie, Alberta

MLS # A2168511



\$659,000

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| Division: | Windsong | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,960 sq.ft. | Age: | 2012 (12 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Other, See Remarks | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1-U |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Open Floorplan, See Remarks, Stone Counters | | |

Inclusions: n/a

Welcome Home! This Beautifully UPGRADED Family Home w/ Attached DOUBLE GARAGE is nestled on an Oversized CORNER LOT just steps to the POND & PATHWAYS right outside your front door in the Highly DESIRABLE & Family Friendly Community of Windsong! Boasting nearly 2900ft over 3 levels, this WONDERFUL FAMILY HOME is truly made for ENTERTAINING & Everyday Living, offering a BRIGHT & MODERN OPEN CONCEPT design, neutral Colour Palette & an abundance of NATURAL Light compliments of the LARGE VINYL WINDOWS throughout! The main level is the Heart of the Home, highlighted by HARDWOOD & Tile Flooring, 9’ Ceilings & a Beautifully UPGRADED two-toned CHEF'S KITCHEN featuring STONE Counters, Stylish Backsplash, Stainless Appliances complete w/ GAS RANGE, PANTRY & Large CENTRAL ISLAND w/ Eat-Up Bar! The adjoining Dining Room overlooks your EXPANSIVE BACKYARD & opens to the Spacious Living Room w/ Custom BUILT-IN Window Bench cozy Gas fireplace, providing a warm & inviting space to relax & entertain, or curl up w/ a good book. Completing this level is a Large DEN w/ Double French Doors offering the IDEAL space to create a Home Office, Playroom, or potential 4th bedroom, a Lovely 2Pc Powder Room, conveniently tucked away from the main Living Areas & the convenience of main floor Laundry! Heading upstairs, the BRIGHT Open Staircase leads you to your Private Master Retreat featuring a Large WALK-IN Closet & Full ENSUITE w/ Double Vanity, WALK-IN Shower & SOAKER TUB! Rounding off this level are 2 MORE generously sized BEDROOMS, a Large BONUS Area & another FULL Bath. Relax w/ your morning coffee on your SOUTH facing SIDE PORCH, stay cool & comfortable on hot Summer days with the convenience of Central AIR CONDITIONING or head out

back into your PRIVATE Sunny West Facing Backyard where you can sit back & relax in your lounge chair on the Deck, BBQ & entertain Friends & Family or create the garden of your dreams! Your Fully FENCED Backyard also includes a Large Storage Shed. Your Oversized Attached DOUBLE GARAGE features EPOXY Flooring & Plenty of room for extra STORAGE Space! PRIME LOCATION, just steps to Great Schools, numerous Amenities including Shopping, Restaurants, Fitness, Child Care & MORE! Windsong is a Vibrant & FAMILY ORIENTED Community, surrounded by Tranquil GREENSPACES, PATHWAYS & PONDS, offering YEAR ROUND activities including SPLASH PARK, SKATE PARK, BALL DIAMONDS, Skating Rinks & multiple Playgrounds! Simply MOVE IN & start making new memories w/ your Family!