



**322 Windridge View SW
Airdrie, Alberta**

MLS # A2294830



\$619,500

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,125 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Level, No Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	Shed		

Welcome to this beautifully maintained family home in the sought-after Windsong community of Airdrie! Offering over 2,100 sq. ft. of thoughtfully designed living space, this home features 3 bedrooms, 2.5 bathrooms, a dedicated main-floor office, and a spacious upper-level bonus room—perfect for today’s modern family lifestyle. The bright, open-concept main floor is ideal for both everyday living and entertaining, seamlessly connecting the living room, kitchen, and dining area. Step outside to the backyard deck and enjoy a great outdoor space for relaxing or hosting family and friends. A private main-floor office provides the perfect work-from-home setup, while the attached double garage adds everyday convenience. Upstairs, you’ll find a versatile bonus room filled with natural light, upper-floor laundry, and three generously sized bedrooms. The spacious primary retreat offers a walk-in closet and a luxurious 5-piece ensuite, creating the perfect place to unwind at the end of the day. The unfinished basement is ready for your vision, whether you’re dreaming of additional living space, a home gym, media room, or play area. Located in a family-friendly neighbourhood close to schools, parks, walking paths, playgrounds, and shopping, this home combines comfort, convenience, and future potential. Recent updates include fresh front exterior paint, newly painted upper level, new sod, and a freshly stained backyard deck. Don’t miss your opportunity to call this exceptional Windsong home your own!