



**GRASSROOTS**

REALTY GROUP

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**228 Windrow Link SW  
Airdrie, Alberta**

**MLS # A2303891**



**\$899,000**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,905 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** None

Welcome to 228 Windrow Link SW — a rare opportunity to own one of the most private and premium walkout lots in the community, backing directly onto a peaceful pond with unobstructed water views and facing a park right out front. No homes in front. No homes behind. Just open space, light, and privacy — something buyers chase but rarely find. From the moment you walk in, the home feels different. The open-concept main floor is filled with natural light from both directions, creating a bright, airy space that actually feels like a home — not just another listing. The great room is designed to stand out, featuring a sleek electric fireplace with a bold black accent wall, giving it a clean, modern edge without losing warmth. The kitchen is where this home separates itself. At the center is a custom oversized quartz island with soft curved edges — a detail you almost never see, and one that completely changes how the space feels. It’s built for real living — whether that’s hosting friends, family dinners, or everyday moments. Paired with full-height cabinetry, built-in appliances, and a modern finish, the entire kitchen delivers both style and function. And then there’s the spice kitchen — a feature buyers immediately understand the value of. Cook freely, entertain cleanly, and keep your main space looking perfect. A main floor office adds flexibility for remote work, business use, or a quiet study space. Upstairs, you’ll find four generously sized bedrooms, including a comfortable primary retreat with a walk-in closet and private ensuite — designed for both privacy and everyday convenience. The layout works especially well for growing families or multigenerational living. The walkout basement is where the opportunity really opens up — whether you’re thinking future development,

extended family living, or additional income potential (subject to approvals). Step outside onto your glass-railed deck and take in the full pond view &mdash; this is the kind of setting that turns a house into a lifestyle. Morning coffee, evening sunsets, complete privacy. It&rsquo;s a premium lot, a functional layout, and a lifestyle upgrade &mdash; all in one of Airdrie&rsquo;s most desirable communities.