



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

178 Windridge Road SW
Airdrie, Alberta

MLS # A2305659



\$840,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,421 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Govee Lighting		

This executive two-storey walkout offers over 3,000 sq. ft. of fully developed living space and backs onto a peaceful green space and scenic pond, giving you incredible views and sunsets right from home. Step inside to a spacious entryway with a bright flex room behind French doors—perfect for a home office or quiet reading space. The main floor is open and inviting, featuring a sun-filled living room with west-facing windows, a cozy gas fireplace, and custom built-ins. The kitchen is designed for both everyday use and entertaining, with a large granite island, ceiling-height cabinetry, stainless steel appliances, and recessed lighting. Just off the kitchen, the oversized upper deck with a gas line makes it easy to enjoy BBQs. Upstairs, you’ll find a generous bonus room, convenient upper-level laundry with linen storage, and three well-sized bedrooms. The primary suite includes a walk-in closet and a spa-inspired ensuite with double vanities, a soaker tub, and a steam shower. The fully developed walkout basement adds even more space, with a large recreation area, wet bar, an additional bedroom, full bathroom, and a bright sunroom with a hot tub. Step outside to direct access to walking paths along the green space. Additional features include solar panels, air conditioning, a heated garage, irrigation system, permanent exterior lighting, and concrete side stairs for added convenience. Located close to parks, walking paths, a skate park, and pickleball courts, this home offers a great balance of space, comfort, and lifestyle.