



GRASSROOTS
REALTY GROUP

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**414 Windrow Common SW
Airdrie, Alberta**

MLS # A2306879



\$570,000

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,685 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	White electric fireplace		

Welcome to this beautifully MAINTAINED home located on a lovely street with wonderful neighbours and an inviting community feel. BRIGHT, light and airy throughout, this home offers a fantastic OPEN-CONCEPT layout perfect for both everyday living and entertaining. The kitchen features timeless WHITE cabinetry, STAINLESS STEEL appliances, tons of STORAGE, WALK-IN PANTRY, a seamless flow into the main living spaces with large windows that flood the home with light. With 4 bedrooms and 3.5 bathrooms, there is plenty of space and flexibility to suit a variety of lifestyles. Upstairs you'll find spacious bedrooms, convenient UPPER-FLOOR LAUNDRY, and a stunning PRIMARY RETREAT complete with a WALK-IN closet and SPACIOUS ENSUITE. The additional large 4-piece bathroom upstairs is filled with NATURAL LIGHT from oversized windows, creating a bright and welcoming space for you and or guests to enjoy. The fully FINISHED basement offers even more functional living space that features a bedroom, bathroom, rec room and more storage. Outside, enjoy the peaceful backyard and DECK area, the perfect spot to relax and unwind. This home offers the perfect blend of comfort, style and functionality in a FANTASTIC LOCATION walking distance to SCHOOLS, PARKS and everyday AMENITIES. Book your private showing today!