



**1320 Windstone Road SW
Airdrie, Alberta**

MLS # A2310106



\$749,900

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,436 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, Pie Shaped Lot, Underground S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, French Door, Kitchen Island, Pantry, Quartz Counters		

Inclusions: Solarium, Storage Shed, Dog Run Fencing, Garage Heater, Gemstone Lighting, Doorbell Cameras (2), Exterior Security Camera

Lovingly maintained by original owners, this prestigious home sits on a quiet street with great neighbours on an almost 6,500 sq ft pie lot. With fantastic curb appeal, a quaint front porch, & over 3,500 sq ft of developed living space, this beautifully cared-for family home is packed with upgrades and the unmistakable feeling that every detail has been thought of for you. Step inside & be greeted by soaring ceilings and a striking line of sight through the home & up the wrought iron staircase, creating openness while preserving privacy from living spaces beyond. Enjoy 9’ ceilings on the main & upper levels, fresh paint throughout & a layout designed for family living & entertaining. A gas fireplace anchors the spacious living room, while the living room, dining area & kitchen all overlook the backyard. The kitchen is truly the heart of the home with ceiling-height cabinetry topped with glass-paned upper cabinetry with interior lighting, plus undermount lighting, central island, corner pantry, coffee bar & a picture window above the sink. Sliding doors off the dining area create seamless indoor-outdoor flow. An office behind French doors & well situated 1/2 bath complete the main level. Upstairs, the oversized bonus room is idea for movie nights & hanging out flanked by a wall of windows. The laundry room features cabinetry, counter space & sink. The massive primary retreat offers his & hers closets, while the ensuite features dual sinks & glass walk-in shower with rain shower head. Two oversized bedrooms fit queen beds & include ceiling fans. The main bath offers a window & double-door linen closet. The lower level adds a huge rec room with recessed lighting throughout, ideal for games, a gym, pool table or play space, plus a king-size 4th bedroom with 2 closets, 4-piece bath & 3 more storage closets. Outside is where this property continues to impress. The oversized pie lot

features cobblestone patios & pathways running along both sides of the home, flower beds, underground sprinklers including flower bed irrigation, 2 side gates, extra-tall dog run, enclosed 12x12 solarium extending seasonal outdoor enjoyment & prepped for underground power, BBQ gas line, & a wood shed with power. A row of soaring aspen trees creates beautiful natural privacy, while Gemstone exterior lighting and a gorgeous lawn adds year-round curb appeal & ambience. Other upgrades include 2 doorbell cameras + exterior security camera, spacious heated garage (gas)with customized raised mudroom area, water softener, central AC (2020), furnace (2020), hot water tank (2020), fridge (2020), stove (2021), dishwasher (2023) , central vacuum - even the TV in the bath oasis is included. Located steps to Windsong Heights K-9, minutes from Chinook Winds Splash & Skate Park, Coopers Promenade shopping, & quick 40th Ave bridge access, this is a rare opportunity to own a meticulously maintained, feature-packed family home where space, comfort, community & pride of ownership come together beautifully.