



**304 Windrow Crescent SW
Airdrie, Alberta**

MLS # A2313149



\$600,000

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Level, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the best location for your family in Airdrie! Just a short walk to the New SW Rec Center that starts construction next year, and an equally short walk to the new K-9 School & High Schools being built in Southwinds! From the outside you'll notice the SECOND LEVEL BALCONY, and the GEMSTONE LIGHTING. As you enter you'll come to the wide open main level. The SOUTH FACING BACKYARD windows bring in a ton of light into this main level. The living room is very large and able to fit any furniture you have. The kitchen features GRANITE COUNTERTOPS, lots of cabinet space, and stainless steel appliances. Moving upstairs you'll find 4 UPPER BEDROOMS. The Master bedroom measures 18' long! Lots of room in here, plus a walk-in closet and 4 Piece En-Suite Bathroom. Bedrooms 2 & 3 are both great size for kids, rooms, office space, or guests. The 4th bedroom is currently being used as a BONUS ROOM and features the 2nd Level Balcony out the front of the home. On the balcony you'll notice the gemstone lights & frosted glass railings for privacy. The basement is unfinished but has some flooring loosely laid down to be more comfortable and is wide open to use as you wish. Out back you'll love the South Facing Backyard with full sun at all hours of the day. Back here's you'll find a stone patio, garden beds lining the fences, and lots of grass space. Book your showing today!