



**728 Windridge Road SW
Airdrie, Alberta**

MLS # A2314182



\$639,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,963 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 garage door remotes, 2 garage door openers, 2 garden sheds, primary walk-in closet dresser/cabinet,

Nestled on a sun-filled southwest-facing corner lot in the highly sought-after community of Windsong, this exceptionally well-maintained 2-storey detached home offers outstanding curb appeal, thoughtful design, and nearly 2,000 sq. ft. of inviting living space built for growing families. From the moment you arrive, pride of ownership is evident in the lush landscaping, mature perennials, and warm, welcoming exterior. Step inside to a bright and spacious foyer that opens into a versatile corner flex room flooded with natural light—perfect for a home office, yoga space, playroom, or quiet reading retreat. The heart of the home is the open-concept main floor where the kitchen, dining, and living areas seamlessly come together, creating an ideal setting for both busy family life and relaxed evenings at home. The cozy gas fireplace anchors the living room, while the kitchen impresses with granite countertops, a large island, abundant cabinet and prep space, and a walk-in pantry conveniently paired with the laundry area. Upstairs, the thoughtfully designed second level offers space for everyone with a generous bonus room ideal for hangouts, hobbies, or a second family room. The spacious primary retreat features a vaulted ceiling, large windows, a built-in window bench, a walk-in closet, and a beautifully appointed 5-piece ensuite complete with dual vanities, a standalone shower, and a relaxing soaker tub. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The undeveloped basement provides endless flexibility—whether you need additional storage, a home gym, workshop space, or are ready to bring your own future vision to life. Outside, the southwest-facing backyard feels like a private oasis. Fully landscaped and fenced, it offers the perfect balance of beauty and functionality with a pergola-covered stone patio, garden beds, mature greenery, and

two storage sheds—ideal for families who love spending time outdoors. Additional highlights include a double attached garage plus two extra driveway parking spaces. Located in one of Airdrie’s most family-friendly communities, Windsong offers convenient access to schools, parks, scenic walking paths, a city-run skate park, pickleball and tennis courts, plus all the everyday amenities families need close to home. With quick connections to 40th Avenue, Deerfoot Trail, and Stoney Trail, commuting is effortless, while nearby shopping and entertainment—including CrossIron Mills and the upcoming recreation centre in southwest Airdrie—make this an exceptional place to call home.