



GRASSROOTS
REALTY GROUP

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1312 Windstone Road SW
Airdrie, Alberta

MLS # A2320174



\$569,900

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,844 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	Storage shed, TV Mount in Living Room		

Tucked onto a pie lot in Windsong, this original-owner two-storey backs directly onto greenspace and a playground, so there are no rear neighbours. The southeast-facing front porch catches the morning sun, and inside, the foyer opens to a flex room that works as a den, an office, or a kids' playroom. Nine-foot ceilings and vinyl plank flooring run through the main level. The living room sits at the heart of it with an upgraded bay window and a gas fireplace. The kitchen has a working island with seating, a walk-through pantry, a gas range, and all kitchen appliances just two years old. The dining area sits beside it, where oversized patio doors open to the large backyard, complete with a storage shed and the park right behind the fence. A 2-piece powder room and an insulated single attached garage, 21 feet deep, finish off the main level, and the gravel side yard gives you a spot to park a camping trailer or another vehicle. Upstairs, a built-in hutch in the hallway adds handy storage. The primary bedroom fits a king with room to spare and comes with a walk-in closet and a 5-piece ensuite with dual vanity, soaker tub, walk-in shower, and open shelving. Two more bedrooms, a 4-piece bathroom, and a laundry room complete the upper floor. The basement is unfinished, with a bathroom rough-in under the stairs, ready for whatever you need it to be. Chinook Winds Regional Park and its splash park are a walk away, Windsong Heights School is steps from the door, and W.H. Croxford High School is a short drive. Visit the links to see the virtual tour and walk through it yourself. Book your exclusive viewing today!