



GRASSROOTS

REALTY GROUP

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**181 Windrow Link SW
Airdrie, Alberta**

MLS # A2324968



\$859,000

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,510 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: n/a

Welcome to this beautifully upgraded, open-concept home designed with both style and functionality in mind. From the moment you step inside, you'll appreciate the bright, spacious feel created by 9-foot ceilings on both the main and second floors, along with impressive 8-foot doors throughout. The main floor is built for everyday living and entertaining, featuring rich hardwood flooring and a thoughtfully designed open layout. The kitchen is the heart of the home, offering upgraded full-height dark cabinetry, a stylish backsplash, a big island, a walk-through pantry, a gas cooktop, built-in oven, and a sleek chimney hood fan. Just off the kitchen, the dining area opens through sliding glass doors to a sunny south-facing deck and backyard, perfect for summer BBQs. The inviting living room is anchored by an upgraded fireplace, creating a warm and welcoming space to gather. The staircase, accented by an elegant wood railing, leads to the second level, where a bright bonus room filled with natural light offers the perfect place to relax. You'll also find two spacious bedrooms, a full bathroom featuring quartz countertops, double sinks, and a full-height mirror, along with an impressive primary suite. The builder's upgraded "Bath Oasis" package includes a spa-inspired ensuite with dual vanities, a full-height mirror, a corner soaker tub, a separate glass shower with upgraded tile, and the added convenience of his & hers walk-in closets. The fully finished basement extends the living space with a large recreation room complete with a wet bar, ideal for movie nights, entertaining, or watching the big game. Two additional bedrooms and a full bathroom make this level ideal for guests, extended family, or a growing household. Located in one of the area's most sought-after communities, this home offers exceptional access to parks, recreation, schools, and everyday amenities. You're just

steps from the Southwinds Pump Track, Southwinds Pickleball Courts, and Osborne Park, with the future Genesis Centre also planned nearby. Families will appreciate the proximity to Windsong Heights School (K–8) and the future high school, while shopping and daily conveniences are just minutes away at Cooper's Promenade Plaza and the future retail plaza on 8th Avenue.