



GRASSROOTS
REALTY GROUP

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**169 Windford Park SW
Airdrie, Alberta**

MLS # A2335488



\$684,900

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,507 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: programmable lights on front, garage heater, garburator, blinds (as is). Note: Appliances are sold as-is.

Unbeatable Value & Incredible Potential in Windsong! Discover the ultimate opportunity to build sweat equity in one of Airdrie's most desirable, family-friendly neighbourhoods. This massive 2,506 sq ft, 2-storey detached home backs directly onto a serene south-facing greenspace, offering instant access to walking paths, a neighbourhood pond, and a playground right outside your back gate. Built in 2016, this property boasts an exceptional architectural foundation with soaring 9-foot ceilings on all three levels. The main floor welcomes you with a bright, open living room anchored by a gas fireplace, a spacious dining area bathed in natural light, and a chef-inspired kitchen. The kitchen is loaded with premium upgrades, including full-height white cabinetry with crown moulding, quartz countertops, a gas stove, a walkthrough pantry, and an 8-ft pantry door. Upstairs, family living is made easy with a sprawling central bonus room, a dedicated laundry room, two oversized kids' bedrooms, and a 5-pce shared bathroom with dual sink vanity. The massive primary retreat is a true sanctuary, featuring his-and-hers walk-in closets and a luxurious 5-piece ensuite complete with dual sinks, quartz counters, a corner soaker tub, and a large 10mm glass shower. The walk-out basement is partly finished, maintaining 9-ft ceilings and opening up to a large concrete patio. The raised upper deck spans the full width of the house and offers a convenient staircase down to the yard. The south-facing backyard is fully fenced with dual side gates and enjoys all-day sun. Additional features include Hunter Douglas blinds, central A/C, a high-efficiency furnace, a 50-gallon hot water tank, and an oversized 22 x 20 double attached garage equipped with shelving and a heater. Please note: The home needs cosmetic updates and new flooring, and is priced

to reflect its current condition. Bring your design ideas and turn this into your dream home!