



GRASSROOTS
REALTY GROUP

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1065 Windsong Drive SW
Airdrie, Alberta

MLS # A2340874



\$575,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,567 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

Inclusions: Water fountain planter and the concrete planters by the garage, Ceiling Speakers & Bose Sound Bar.

Welcome to #1065 Windsong Drive SW, a truly special home offering an exceptional blend of sophisticated style, thoughtful upgrades and an incredible private backyard oasis. From the moment you arrive, the charming curb appeal and mature landscaping set the tone for what awaits inside. Step through the soaring front foyer and immediately appreciate the warm, sophisticated décor, rich earth tones and abundance of natural light. The main level features an impressive open-concept design with 9' ceilings, 8' interior doors, gorgeous on-site finished hardwood floors, upgraded millwork and beautiful lighting throughout. The spacious living room is highlighted by a stunning coffered ceiling detail, gas fireplace and expansive windows that fill the home with sunshine. The beautifully appointed kitchen features rich maple cabinetry, quartz countertops, a deep undermount sink, stainless steel appliances, a gas stove, corner pantry and plenty of workspace for everyday living and entertaining. A large patio slider provides a seamless connection to the backyard, while a convenient main-floor half bath completes this level. Upstairs, you'll find three generous bedrooms, including a remarkable primary retreat designed to be your private escape. The spacious primary suite offers plenty of room for a sitting area or additional furniture and features a luxurious 4-piece spa-inspired en suite. The upper-level laundry room adds everyday convenience, while a second full bathroom serves the additional bedrooms. Upgraded lighting, window blinds and thoughtful finishing details continue throughout. The southwest-facing backyard is truly the showstopper. Step outside onto the beautiful slate tile patio and enjoy your own private oasis, complete with a pergola, mature trees, underground sprinklers and full fencing. With its peaceful, private setting and

abundant greenery, this is an incredible space for morning coffee, summer BBQs or relaxing with family and friends. The mature landscaping provides exceptional privacy and creates a backyard that feels like an extension of the home. Additional highlights include central air conditioning, double attached garage, all appliances included, upgraded millwork, wired surround sound and a Bose sound bar included. The unfinished basement provides an excellent opportunity to create additional living space, a home gym, office, theatre or recreation area tailored to your needs. Located close to schools, parks, pathways, shopping and everyday amenities, with Chinook Winds Regional Park nearby and easy access out of town for commuters, this home offers an outstanding location as well as exceptional quality. Highly upgraded, beautifully maintained and incredibly private — this is the Windsong home you've been waiting for!