

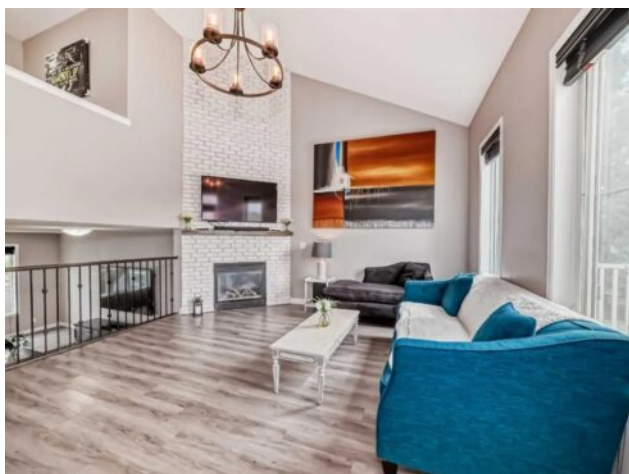


GRASSROOTS
REALTY GROUP

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1068 Windhaven Close SW
Airdrie, Alberta

MLS # A2342413



\$620,000

Division:	Windsong		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,237 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: na

Welcome to this beautifully upgraded home in Windsong, where thoughtful design, impressive finishes, and a fantastic family-friendly location come together. From the moment you step inside, 9' ceilings, vaulted accents, 8' interior doors, and engineered vinyl plank flooring create a bright and spacious feel. Upgraded farmhouse-style lighting and fresh white paint add warmth and character throughout. At the heart of the home is the stunning chef-inspired kitchen, featuring a dramatic Carrara quartz waterfall island, matching quartz backsplash, upgraded sinks, ample cabinetry, and beautiful finishes throughout. Whether you're enjoying a quiet morning coffee or entertaining friends and family, this kitchen was designed to gather around. Just steps away, the split-level living room makes an immediate impression with its show-stopping 12' stone gas fireplace and oversized windows that fill the space with natural light. Upstairs, the versatile loft-style office/play area is ideal for working from home or giving the kids their own space. The generously sized bedrooms provide plenty of room for a growing family. The primary bedroom is a true retreat, complete with his-and-hers closets and a beautifully finished ensuite featuring floor-to-ceiling tile, quartz counters, and an impressive double-headed shower. And then there are the outdoor spaces. Enjoy the privacy of a backyard framed by mature aspen trees, complete with Trex decking, glass railing, and a gas BBQ hookup. Upstairs, the west-facing balcony offers beautiful open views toward the rolling hills and spectacular Alberta sunsets — the perfect place to unwind at the end of the day. Additional features include central air conditioning, quartz finishes throughout, a double attached garage, and an undeveloped basement with large windows and bathroom rough-in, ready for your future plans. The location

completes the package. Walk to nearby schools and enjoy easy access to Chinook Winds Regional Park, playgrounds, water parks, pump tracks, and kilometres of pathways. Coffee shops, groceries, fitness, restaurants, and shopping are all just minutes away, with convenient access to major routes and approximately 10 minutes to CrossIron Mills. Stylish, functional, and designed for everyday family living — this is a Windsong home you'll want to experience in person.