



**GRASSROOTS**  
REALTY GROUP

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4112 Southwinds Way SW  
Airdrie, Alberta

MLS # A2344099



**\$799,990**

|           |                                             |        |                  |
|-----------|---------------------------------------------|--------|------------------|
| Division: | Southwinds                                  |        |                  |
| Type:     | Residential/House                           |        |                  |
| Style:    | 4 Level Split                               |        |                  |
| Size:     | 2,908 sq.ft.                                | Age:   | 2026 (0 yrs old) |
| Beds:     | 5                                           | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached, Driveway, On Street |        |                  |
| Lot Size: | 0.08 Acre                                   |        |                  |
| Lot Feat: | Back Yard, Interior Lot                     |        |                  |

|             |                                                                                                         |            |     |
|-------------|---------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                              | Water:     | -   |
| Floors:     | Carpet, Tile, Vinyl                                                                                     | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                         | Condo Fee: | -   |
| Basement:   | Full                                                                                                    | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                         | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                         | Utilities: | -   |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |            |     |

**Inclusions:** Builders Appliance Package

The Armstrong is a stunning and uniquely designed split-level home with side entry, that is sure to make a memorable mark. Entertain guests in the lively great room. The versatile kitchen features a large walk-in pantry to satisfy all your storage needs, plenty of cabinet space and a uniquely shaped kitchen island, perfect for enjoying morning coffee. A powder room and a large, functional mudroom are conveniently located off the garage. The main floor also includes full bedroom and bathroom that can be repurposed as a home office. The charming family room boasts high ceilings and lofty comfort for a quiet night in with the family. Upstairs, the primary bedroom includes a walk-in closet and private ensuite bath oasis, offering a quiet and well-proportioned retreat. bedrooms are positioned near centrally located laundry and a full bathroom. \*\*Iguide attached to this listing is of 44 Carringwood Rise NW, same model, used as representation\*\*