



GRASSROOTS
REALTY GROUP

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202 Windridge Road SW
Airdrie, Alberta

MLS # A2348983



\$745,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,469 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

Backing onto green space and walking pathways, this beautifully maintained home gives a busy family room to grow with 6 bedrooms, including an impressive 5 upstairs, central air conditioning, a finished walkout basement and inviting outdoor spaces overlooking the natural surroundings. Morning coffee feels especially peaceful on the welcoming front porch before a vaulted foyer makes a memorable first impression inside. Hardwood and tile flooring and designer lighting complement the open floor plan, while the living room draws everyone together around a gas fireplace with green space views beyond. Culinary adventures come naturally in the spacious kitchen where granite countertops, stainless steel appliances, 2-toned cabinetry, a pantry and large breakfast bar island balance style with everyday function. Adjacently, the dining area expands the versatility with extended cabinetry and a built-in desk that works equally well for homework or catching up on emails. Step onto the upper deck for barbeques, outdoor meals and downtime against a beautiful green space backdrop. A tucked-away powder room completes the main level. Upstairs, laminate flooring continues along the stairs and hallways, leading to an open-to-below loft that makes a comfortable sitting area away from the main gathering spaces. French doors reveal an elegant primary retreat enhanced by chic wallpaper, extra windows and a luxurious 5-piece ensuite with dual sinks, a deep soaker tub and separate shower. Four additional bedrooms give larger families exceptional flexibility, while a 4-piece bathroom and upper-level laundry room with a sink simplify daily routines. The fully finished walkout extends the living space with vinyl flooring and a generous rec room ready for movie marathons or games nights beside the electric fireplace and built-in speakers. Overnight guests, teens

or older children can settle into the 6th bedroom with another 4-piece bathroom close by. Walk out to the covered lower patio and take in the scenery from the built-in porch swing while kids and pets spread out across the grassy west backyard. Beyond the fence, green space and walking pathways extend the outdoor experience, winding toward a playground, around the pond and throughout the community. With schools within walking distance and multiple spaces to gather, retreat and play, this move-in-ready home is exceptionally well suited to family life.