



GRASSROOTS
REALTY GROUP

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146 Windwood Grove SW
Airdrie, Alberta

MLS # A2351054



\$619,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,121 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: na

Discover space, comfort, and everyday convenience in this beautifully cared-for two-storey home in Airdrie's Windsong community. A south-facing backyard, fully finished basement, and multiple gathering spaces make this property an excellent fit for families looking for room to grow. The main floor welcomes you with impressive ceiling height and large windows that bring natural light into the living space. An open layout connects the kitchen, dining area, and living room, making it easy to stay connected while preparing meals or entertaining. Ceiling-height kitchen cabinetry provides abundant storage, complemented by generous counter space and modern finishes. A separate den offers a practical spot for working from home, studying, or creating a dedicated play area. The upper level balances shared space with privacy. A generous bonus room is ideal for movie nights or a comfortable family lounge, while the nearby laundry room adds convenience to your daily routine. The primary bedroom features a large walk-in closet and a five-piece ensuite with dual sinks, a bathtub, and a separate shower. Two additional bedrooms and another full bathroom complete this level. Downstairs, the finished basement provides additional space for recreation, hobbies, or hosting guests, complete with a full bathroom. The home's distinctive indoor climbing wall adds a playful touch and a unique opportunity to enjoy an active lifestyle at home. Enjoy sunny afternoons in the south-facing backyard, with space for outdoor dining, gardening, and summer get-togethers. Schools, parks, playgrounds, pathways, shopping, and essential amenities are all nearby, adding to the appeal of this quiet, family-friendly location. With flexible spaces across all three levels and features that make it memorable, this Windsong home deserves a closer look. Schedule your private

viewing today.