

64 Windgate Close SW
Airdrie, Alberta

MLS # A2214054



\$778,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,708 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Pie Sha		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Your Windsong Dream Awaits! This stunning two-story home in the desirable community of Windsong offers over 2700 sqft of luxurious living. Step inside and be greeted by an open-concept main floor boasting 9ft California knockdown ceilings, elegant 8ft doors, and upgraded trim. The gourmet kitchen is an entertainer's delight, featuring a massive island, sleek stainless steel appliances, granite countertops, and a convenient pantry. Seamlessly connected are the bright and airy dining and living areas, bathed in natural light and anchored by a tiled surrounded fireplace with custom wood-work mantel. Enjoy easy-care ceramic tile in the foyer area by the main entrance and luxury vinyl plank in the kitchen area & natural hardwood flooring throughout living room, dining area & hallway. Ascend the open staircase to discover a spacious bonus room, pre-wired for network and sound surround – perfect for movie nights and games. The expansive master suite easily accommodates king-sized furniture and boasts "his & hers" walk-in closets, plus a spa-like 4pc en-suite with a jetted tub and separate glass shower. Three additional generously sized bedrooms, a 4pc bathroom, and a large laundry room with a sink complete this upper level. Prepare to be captivated by the sweeping, unobstructed west-facing mountain views from both levels. The full-width upper composite deck, partially covered and featuring pot lights and a gas BBQ hookup, is an ideal spot for alfresco dining and enjoying breathtaking sunsets. The walkout basement, with over 1,000 sqft and rough-ins for a future bathroom and wet bar/kitchenette, offers endless possibilities for customization. Step out into your private backyard oasis, enhanced by over \$60,000 in upgrades including a large stamped concrete patio and a charming walkway that flows from the front of the house, through arbor gates, to

the serene green-space pathway system beyond. Low-maintenance landscaping adds to the magazine-worthy appeal. Recent upgrades include new lighting fixtures, new luxury vinyl plank flooring on the main level, and plush new carpet with upgraded underlay. Located within walking distance to parks, schools, and shopping, this is more than a home – it's a lifestyle. Don't miss this exceptional opportunity – book your private showing today!