

2006 Windbury Crescent SW Airdrie, Alberta

MLS # A2222823


\$659,900

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,823 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Outdoor pergola lights

OPEN HOUSE SUNDAY May 25th 11:30am - 1:30pm. Welcome to this true 10/10 meticulously designed home with an amazing location, rocking a SUNNY WEST facing yard that has a custom built pergola and stamped concrete patio that BACKS A WALKING PATH. This is not your cookie cutter home, this home is truly one of a kind with incredible upgrades throughout! The bright main level layout feels like a luxury show home with an oversized quartz island, quartz countertops, upgraded master kitchen package with two tone cabinets, stacked cupboards to the ceiling including top drawers, upgraded stainless steel Kitchen Aid appliance package including a gas range, a well designed large pantry, pot lights, gas fireplace, air conditioning, upgraded luxury vinyl plank flooring, half bath, "Next Step Option" (stairs to basement finished with railing), knockdown ceilings throughout, 5" baseboards, black door hardware, 9 ft ceiling on the main floor with 8 ft doors, upgraded door throughout the home and a sunny OPEN CONCEPT layout that seamlessly ties the main floor together to feel like home. The upper level greets you with the well laid out primary bedroom retreat that hosts a walk-in closet and a 5 piece ensuite bathroom with a dual sink quartz floating vanity with motion sensor lights underneath, a fully tiled frameless shower with a shower niche and a deep soaker tub (upgraded with the "Bath Oasis" builder option). The spacious 2nd and 3rd bedrooms upstairs are conveniently located next to the 2nd full bathroom (also with a quartz countertop) which is adjacent to the upstairs bonus room that is perfect for movie nights or as an exercise space. Step into the perfectly manicured west facing backyard that offers some added privacy by being on the path system versus backing directly into a "fishbowl" of rear neighbours and the well thought out fully landscaped backyard features a

custom built pergola sitting/ fire pit area and a professional quality stamped concrete pad - these are some major upgrades! This home is like-new, has been lived in for just over one year and is the definition of pride of home ownership. Don't lift a finger because this highly upgraded home with an amazing location is ready for its next owner and this property shows even better in person - come see for yourself!