

**178 Windridge Road SW**  
**Airdrie, Alberta**

**MLS # A2305659**



**\$840,000**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,421 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Back Lane, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Govee Lighting		

This executive two-storey walkout offers over 3,000 sq. ft. of fully developed living space and backs onto a peaceful green space and scenic pond, giving you incredible views and sunsets right from home. Step inside to a spacious entryway with a bright flex room behind French doors—perfect for a home office or quiet reading space. The main floor is open and inviting, featuring a sun-filled living room with west-facing windows, a cozy gas fireplace, and custom built-ins. The kitchen is designed for both everyday use and entertaining, with a large granite island, ceiling-height cabinetry, stainless steel appliances, and recessed lighting. Just off the kitchen, the oversized upper deck with a gas line makes it easy to enjoy BBQs. Upstairs, you’ll find a generous bonus room, convenient upper-level laundry with linen storage, and three well-sized bedrooms. The primary suite includes a walk-in closet and a spa-inspired ensuite with double vanities, a soaker tub, and a steam shower. The fully developed walkout basement adds even more space, with a large recreation area, wet bar, an additional bedroom, full bathroom, and a bright sunroom with a hot tub. Step outside to direct access to walking paths along the green space. Additional features include solar panels, air conditioning, a heated garage, irrigation system, permanent exterior lighting, and concrete side stairs for added convenience. Located close to parks, walking paths, a skate park, and pickleball courts, this home offers a great balance of space, comfort, and lifestyle.