

**414 Windrow Common SW**  
**Airdrie, Alberta**

**MLS # A2306879**



**\$570,000**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,685 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** R1-U

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

**Inclusions:** White electric fireplace

Welcome to this beautifully MAINTAINED home located on a lovely street with wonderful neighbours and an inviting community feel. BRIGHT, light and airy throughout, this home offers a fantastic OPEN-CONCEPT layout perfect for both everyday living and entertaining. The kitchen features timeless WHITE cabinetry, STAINLESS STEEL appliances, tons of STORAGE, WALK-IN PANTRY, a seamless flow into the main living spaces with large windows that flood the home with light. With 4 bedrooms and 3.5 bathrooms, there is plenty of space and flexibility to suit a variety of lifestyles. Upstairs you’ll find spacious bedrooms, convenient UPPER-FLOOR LAUNDRY, and a stunning PRIMARY RETREAT complete with a WALK-IN closet and SPACIOUS ENSUITE. The additional large 4-piece bathroom upstairs is filled with NATURAL LIGHT from oversized windows, creating a bright and welcoming space for you and or guests to enjoy. The fully FINISHED basement offers even more functional living space that features a bedroom, bathroom, rec room and more storage. Outside, enjoy the peaceful backyard and DECK area, the perfect spot to relax and unwind. This home offers the perfect blend of comfort, style and functionality in a FANTASTIC LOCATION walking distance to SCHOOLS, PARKS and everyday AMENITIES. Book your private showing today!