

**1312 Windstone Road SW**  
**Airdrie, Alberta**

**MLS # A2320174**



**\$579,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,844 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)

**Inclusions:** Storage shed, TV Mount in Living Room

Tucked onto a pie lot in Windsong, this original-owner two-storey backs directly onto greenspace and a playground, so there are no rear neighbours. The southeast-facing front porch catches the morning sun, and inside, the foyer opens to a flex room that works as a den, an office, or a kids' playroom. Nine-foot ceilings and vinyl plank flooring run through the main level. The living room sits at the heart of it with an upgraded bay window and a gas fireplace. The kitchen has a working island with seating, a walk-through pantry, a gas range, and all kitchen appliances just two years old. The dining area sits beside it, where oversized patio doors open to the large backyard, complete with a storage shed and the park right behind the fence. A 2-piece powder room and an insulated single attached garage, 21 feet deep, finish off the main level, and the gravel side yard gives you a spot to park a camping trailer or another vehicle. Upstairs, a built-in hutch in the hallway adds handy storage. The primary bedroom fits a king with room to spare and comes with a walk-in closet and a 5-piece ensuite with dual vanity, soaker tub, walk-in shower, and open shelving. Two more bedrooms, a 4-piece bathroom, and a laundry room complete the upper floor. The basement is unfinished, with a bathroom rough-in under the stairs, ready for whatever you need it to be. Chinook Winds Regional Park and its splash park are a walk away, Windsong Heights School is steps from the door, and W.H. Croxford High School is a short drive. Visit the links to see the virtual tour and walk through it yourself. Book your exclusive viewing today!