

**1200 Windhaven Close SW**  
**Airdrie, Alberta**

**MLS # A2321004**



**\$690,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Windsong  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,947 sq.ft.  | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Pie Shap |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | R1-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Kitchen Island, Open Floorplan, Pantry |                   |      |

**Inclusions:** Hot tub can be removed or left behind, Shed

This is a home you won't want to miss. A 6400sqft corner-lot ideally located within walking distance of schools and the ever-popular Chinook Winds Park. Step inside to a welcoming foyer, complemented by a private main-floor office overlooking the charming covered front porch. The thoughtfully designed floor plan is filled with natural light thanks to an abundance of oversized windows, creating a bright and welcoming atmosphere throughout. Recent updates include beautiful new flooring throughout the home and a modernized pantry, adding both style and functionality. The generous living and dining areas offer plenty of space for both everyday living and entertaining. A beautiful bay window and cozy fireplace create the perfect setting for family gatherings and special occasions. Upstairs, you'll find four spacious bedrooms, including an impressive primary retreat featuring a vaulted ceiling, bay window, walk-in closet, and private ensuite. Convenient upper-floor laundry and three additional large bedrooms provide ample room for a growing family. The unfinished basement offers endless possibilities, with ample space for additional bedrooms, a bathroom, home gym, media room, and plenty of storage. Outside, the south- and west-facing backyard is a true highlight. The existing deck offers the perfect outdoor retreat, while rear lane access provides a possibility for RV parking. Additional features include a dog run, gas lines to both the deck and kitchen stove. This fantastic property combines thoughtful updates, generous living spaces, and an unbeatable location with new schools and rec center coming soon.