

**15 Windwood Grove SW**  
**Airdrie, Alberta**

**MLS # A2321440**



**\$699,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,944 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		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Level, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, See Remarks		

**Inclusions:** Remote(s) for Garage Door

Open House: Sunday July 5th 2:00 - 4:00. Welcome to this impeccably maintained, move-in ready two-storey home that truly shows 10/10. Situated on a desirable corner lot, this exceptional property offers over 3 levels of beautifully finished living space, an outstanding family-friendly floor plan, double attached garage, and pride of ownership throughout. Step inside and be greeted by a grand double door entrance, spacious foyer with custom built-ins, and an abundance of natural light streaming through oversized windows. The main floor office is ideally located near the front entrance, creating the perfect space for working from home, meeting clients, or managing a busy household. The heart of the home features an open-concept layout with rich hardwood flooring, granite countertops, ample cabinetry, and a spacious dining area that flows seamlessly into the inviting living room anchored by a cozy gas fireplace. Designed for both everyday living and entertaining, this space is warm, functional, and welcoming. Step outside to your fully fenced backyard oasis complete with a large deck and hot tub rough-in perfect for summer BBQs, relaxing evenings, and entertaining guests. Upstairs you'll find three generous bedrooms, including a stunning primary retreat featuring a spa inspired 5-piece ensuite and plenty of room to unwind. The versatile loft area offers endless possibilities as a children's playroom, homework station, reading nook, or second family room. The professionally finished basement adds valuable living space with a large recreation room, flexible bonus room that also works well as a 4th bedroom, full 4-piece bathroom, and convenient laundry area. Additional features include central air conditioning, an insulated double attached garage, abundant storage, and exceptional attention to detail throughout. Homes in this condition rarely come to market.

Offering the perfect combination of style, functionality, and location, this is a fantastic opportunity for families seeking a turnkey property where all the work has already been done. Simply move in and enjoy.