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GRASSROOTS
REALTY GROUP

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446 windrow Common SW
Airdrie, Alberta

MLS # A2337314



$630,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,831 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to this beautiful home in the Windsong area in SW Airdrie. A lovely Community close to parks, schools and shopping. This tidy and well used home shows pride of ownership and is meticulously maintained. At the entrance, you'll see the coat closet and a 2-piece bath. Walking into the Open floor plan home, you'll find gorgeous luxury vinyl plank flooring throughout the main floor and big windows that allow an abundance of natural light to bathe in. The gourmet kitchen features quartz counters, white cabinetry, Stainless Steel appliances and a kitchen island for entertaining. The dining room is spacious and there’s plenty of room for a big family table. The spacious living room features a cozy gas fireplace for the cold winter evenings. On the upper floor, you are met with a bonus room, a south facing deck that is great for relaxation and an evening glass of wine. There are 3 bedrooms in total, the spacious primary bedroom has several large windows and a decent-sized walk-in closet. The primary bathroom consists a 5-piece setup with dual vanities, soaker tub and separate shower. There is a separate laundry room and another 4-piece bathroom to finish the upper floor. There is a one-bedroom basement unit with a separate entrance, this can increase the overall usable space or earn you some extra income. Outside is a well-trimmed private yard, fully fenced on a quiet street. Don't miss your opportunity to own in this beautiful home in a desirable Airdrie community.

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