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587-899-3773
justin@realtyaces.ca

138 Windwood Grove SW
Airdrie, Alberta

MLS # A2353499

$719,900

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,641 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 138 Windwood Grove SW — a beautifully designed 2,640 sq ft home in the sought-after Windsong community, offering the space, layout, and location today's families are looking for. Bonus — smart solar panel system included! Enjoy lower energy costs and modern, intelligent energy management. Step inside to a bright, open entrance that flows into a versatile flex room — an ideal office for working from home. The main floor features a spacious living room and kitchen that both look out to the south-facing backyard, filling the space with natural light throughout the day. The kitchen offers abundant storage, including a walk-in pantry, and is thoughtfully laid out for everyday cooking and entertaining. A convenient 2-piece washroom and a mudroom connecting directly to the garage complete the main level. Upstairs, you'll find four generous bedrooms plus a bonus room, providing flexibility for a home office, playroom, or media space. The primary bedroom is a true retreat, featuring two walk-in closets and a luxurious 5-piece ensuite — a rare and practical luxury. A second full 4-piece bathroom serves the additional bedrooms, and the upper-level laundry room, complete with a large window, makes everyday chores brighter and more convenient. The undeveloped basement, complete with a separate side entrance, opens up a world of possibilities: a future legal suite, home gym, or additional living space (subject to city approval). Outside, the south-facing backyard is bathed in sunlight all day — ideal for gardening, relaxing, or watching the kids play. Location highlights: Just five houses from the walking path — perfect for morning strolls or evening bike rides. Windsong connects to Airdrie's extensive 140 km city-wide pathway network, including the scenic Nose Creek greenway. Close to schools —

Windsong Heights Elementary is within walking distance, with other schools nearby. Easy access to 40 Avenue and 8 Street for a smooth commute to Calgary and quick connections to Deerfoot Trail/Highway 2. This is a home that checks all the boxes — space, functionality, and a family-friendly location. Come see it for yourself.

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