

**158 Windridge Road SW**  
**Airdrie, Alberta**

**MLS # A2160297**



**\$719,999**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,130 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Reverse Pie Shaped Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Central air conditioning, Hideaway front screen door, all window coverings including rods and blinds

Absolutely! Feast your eyes on this stunningly presented two-storey home, boasting three bedrooms and over 3000 square feet of bright & open living space. Begin your day with a delightful cup of coffee on the charming covered front porch. Step inside to find a tiled entryway leading to a bright and welcoming living area featuring 9-foot ceilings, hardwood floors, and a cozy gas fireplace. The kitchen is a chef's dream with wrap-around cupboards, a spacious eat-up island, tiled backsplash, stainless steel appliances, and elegant granite countertops. Transition seamlessly from the sliding glass doors to the low-maintenance backyard oasis complete with rock and concrete landscaping. On the main floor, you will also find a convenient two-piece bathroom and a generous office/den with ample natural light. Upstairs offers abundant space including a carpeted bonus/rec room, a luxurious primary retreat with a private 5-piece ensuite and walk-in closet, two additional sizable bedrooms, a 4-piece bath, and the convenience of upper floor laundry. The modern basement provides endless possibilities with its expansive layout, durable laminate floors, and ample storage space. Other features include a Double Attached Garage, CENTRAL AIR CONDITIONING and an enviable location. Don not miss the opportunity to experience the immaculate beauty of this home firsthand - schedule your private viewing today!