

**100 Windgate Close SW**  
**Airdrie, Alberta**

**MLS # A2163334**



**\$750,000**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,661 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Spacious 4 BED/2.5 BATH property with MOUNTAIN VIEWS. Offering a substantial 2661 sq.ft. of above-grade living space plus a WALK-OUT BASEMENT. This well-built Mattamy Homes property is only 10 years old and backs onto a creek and environmental reserve meaning no neighbours blocking your views. Situated in the popular south west community of Windsong, this home is walking distance to shopping, schools, and the future SW recreation centre, and is an easy commute to Calgary. Featuring quality finishes such as HARDWOOD FLOORS, WOOD CABINET DOORS, GRANITE COUNTERS, and STAINLESS STEEL APPLIANCES. Stand-out design elements include tray ceilings in the grand foyer and the formal dining room, and vaulted ceiling and arched picture window in the open plan living space. The kitchen offers an abundance of cabinet and counter space plus has the added bonus of a butlers pantry and a pantry closet. The west facing balcony provides a great place for BBQing, or sitting and watching the sun set over the mountains. On the main floor you will find a spacious den/office at the front of the property overlooking the front porch. A formal dining room, open plan kitchen/dining and living room, a laundry/mud room, a half bathroom, and an ATTACHED DOUBLE GARAGE with plenty of storage space. On the 2nd floor you will find an impressive master bedroom suite featuring a &lsquo;his and hers&rsquo; walk-in closet, and French doors that lead into the luxurious master bathroom with double vanity, oversized shower, soaker tub, and separate toilet. There are two generous bedrooms, a large family bathroom, an oversized storage closet, and a bonus room with hardwood floors. The partially finished walk-out basement leads out to the beautiful back yard. Currently with recreational room and a 4th bedroom. You will also find a

roughed in bathroom, an additional storage space, and the mechanical room with a dual zone furnace. The backyard has been landscaped extensively, the current owner is a keen gardener and has created a well-established garden with apples trees, herbs, rhubarb, lilacs, hostas, and lilies. And it provides immediate access onto the pathway behind- great for getting out and enjoying the pathway network of Airdrie. Priced below the assessed value, this property presents an amazing opportunity for buyers to update to their own specifications and add value. Book a viewing today and see why this would be a smart move for you!