

\$649,900 - 704 Windridge Road Sw, Airdrie

MLS® #A2089542

\$649,900

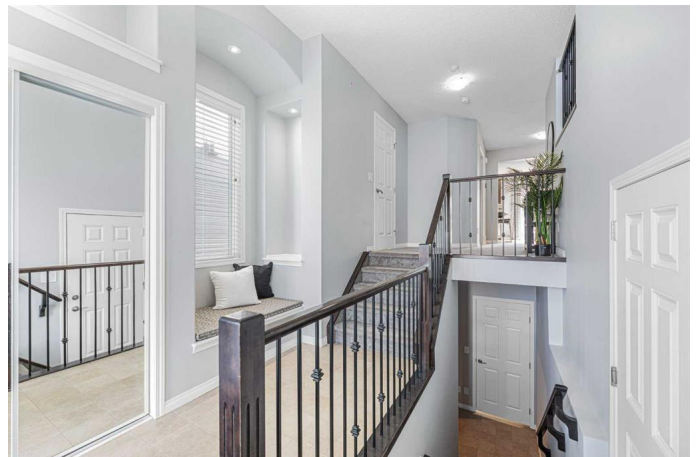
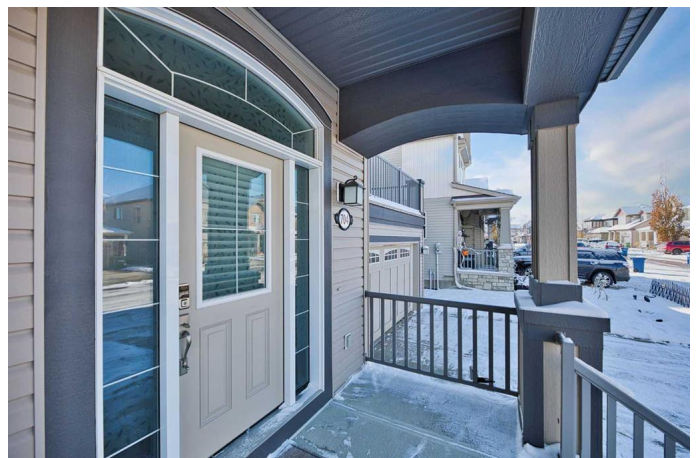
3 Bedroom, 3.00 Bathroom, 2,233 sqft

Residential on 0.09 Acres

Windsong, Airdrie, Alberta

Hello, Gorgeous! Welcome home to this 2233 SQFT, 3 bed, 2.5 bath, 4-level split home in the amazing community of Windsong in Airdrie. This desirable Windrush floor plan is located on a quiet street with a south facing backyard! As you enter the large foyer you are greeted with an abundance of natural light that flows through multiple windows as well as a double mirrored closet and built-in bench. Up a few steps to the main level, you will find your powder room neatly tucked to the left side. The open concept kitchen, dining and living room features a lovely peekaboo to the second level and is flooded with light from the large windows. The kitchen features stainless steel appliances, large granite island and a ton of ceiling height dark cabinets and pantry for storage. The dining nook is adjacent to the kitchen and provides access through glass doors into your South facing backyard with deck. This level also has your laundry room with added cabinetry and easy access to all levels of the home.

Up a few more steps to the second level, youâ€™ll fall in love with the family room with gas fireplace, incredible vaulted ceiling, 2 dormer windows letting in more natural light and access to your front facing balcony with a view of the neighbourhood. Heading up to the upper level you have a fantastic flex space with a built in corner desk that overlooks that stunning family room. At the front of the home is the first of three bedrooms and a 4-piece



main bath. The primary bedroom spans the whole width of the home and is truly a masterpiece, offering ample room for furniture or keeping it minimal for that airy feeling. The ensuite features a large soaker tub, double sink vanity and stand-alone shower.

The unfinished basement provides tons of storage space and awaits your own personal finishing touches. This home has ample parking with a heated double attached garage as well as a rear single detached garage with a bay door easy for accessing from both sides.

Located within walking distance to the elementary school, high school, and Cooper's promenade and all its amenities, this home move-in ready and waiting for you!

Notable Features:

- One of the most popular floor plans in Windsong "Windrush"
- Attached (heated) double car garage PLUS a *Second detached single car garage in the back. Both garages come with 220v outlets & air compressor lines *This is grandfathered as bylaw no longer allows this. Fully Permitted
- Extra high ceilings in the basement and an AMAZING layout, build your DREAM basement with this near perfect blank slate
- Central Air Conditioning
- Tankless hot water
- Primary bedroom closet with built in organizers (drawers and shelves), en-suite with double vanity, soaker tub and stand alone shower
- New Laminate Flooring (Bonus room, Master, 1 bedroom)
- Front Deck off of bonus room
- South facing backyard

Built in 2011

Essential Information

MLS® #	A2089542
Price	\$649,900
Sold Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,233
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	704 Windridge Road Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2R1

Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Garage Faces Rear, Heated Garage, Single Garage Detached

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Blower Fan, Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2023
Date Sold	November 13th, 2023
Days on Market	14
Zoning	R1-L
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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