

\$750,000 - 100 Windgate Close Sw, Airdrie

MLS® #A2163334

\$750,000

4 Bedroom, 3.00 Bathroom, 2,661 sqft
Residential on 0.13 Acres

Windsong, Airdrie, Alberta

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. The basement needs work and the property is priced accordingly below the assessed value. This property presents an amazing opportunity for buyers to update to their own specifications and add value. Built by Mattamy Homes, the property is only 10 years old and backs onto a creek and environmental reserve meaning no neighbours directly behind. Situated in the popular southwest 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 butler's 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 his and hers™ 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. Immediate/negotiable possession date. Book a viewing with your favourite Realtor today and see why this would be a smart move for you!

Built in 2013

Essential Information

MLS® #	A2163334
Price	\$750,000
Sold Price	\$732,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,661
Acres	0.13

Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	100 Windgate Close Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
Waterfront	Creek

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Granite Counters, High Ceilings, Vinyl Windows, Soaking Tub, Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Electric Cooktop
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden
Lot Description	Landscaped, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Reserve, Fruit Trees/Shrub(s), Garden, No Neighbours Behind, Views
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	November 2nd, 2024
Days on Market	58
Zoning	R1-U
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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