# \$889,000 - 102 Windwood Grove Sw, Airdrie

MLS® #A2220418

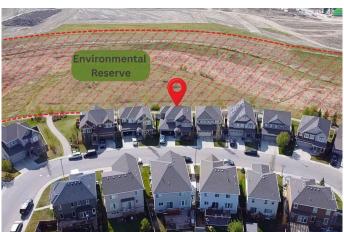
## \$889,000

4 Bedroom, 4.00 Bathroom, 2,691 sqft Residential on 0.10 Acres

Windsong, Airdrie, Alberta

OVER 4000SF of living space in this MASSIVELY UPGRADED home with a WALKOUT BASEMENT BACKING ENVIRONMENTAL RESERVE, just steps away from the NEW REC CENTRE & K-8 School! Out front you'll notice lush garden beds and grass complete with UNDERGROUND SPRINKLERS, the EXTENDED DRIVEWAY and the HEATED DOUBLE CAR GARAGE, and a good-size PORCH leading to your front door. Stepping inside, you'll first notice the AIR CONDITIONING as you walk through the large entryway, and the flex room through the French doors on your right. Moving further into the home, you'll pass through the formal dining room and into the bright and open main living space. In the living room, you'll find large WEST-FACING windows, a beautiful wooden feature wall above the gas FIREPLACE, and Wi-Fi CONTROLLED LIGHTING throughout. The kitchen features a HUGE QUARTZ ISLAND, ceiling height cabinets with built in COLOR-CHANGING LIGHTING, and soft close drawers. You'll also notice EXTRA cabinets and counter space through the butler's pantry which connects to the formal dining room. Off the kitchen dining area, you'll find the patio door out to the MASSIVE BALCONY with a custom CEDAR PERGOLA complete with Wi-Fi CONTROLLED LIGHTING and a roll-out screen for additional shade/privacy. The main level is complete with a walk through laundry room, and half







bathroom. Moving upstairs you'll come to the bonus room and through another set of French doors you'll find the HUGE MASTER BEDROOM. The master features a massive walk-in closet, and a spacious 5-PIECE ensuite with a tiled shower, soaker tub, and double sinks. In the rest of the upper level, you'll find the LARGE 2ND and 3RD BEDROOMS and another 4-PIECE bathroom. Moving downstairs you'll come to the wide open rec room, featuring an electric FIREPLACE with MULTI-COLOUR LIGHTING FAN, and of course lots of natural light through the WALK-OUT BASEMENT windows. The bar area has SEPARATE WIRING for fridge and microwave, and SOUNDPROOF CEILINGS throughout the entire basement give incredible SUITE POTENTIAL to this home. Around the corner, you'll find additional space which is HARD WIRED to a separate breaker for an indoor sauna. Making up the rest of the basement is a 4TH bedroom with BASEBOARD HEATING to supplement during winter, and a large 3-PIECE bathroom. You also have a NEW hot water tank, Upgraded Furnace including NEW Humidifier and NEW Air Conditioner which are Wi-Fi controlled with the digital thermostat. Now moving out back you'll step onto the EXPOSED CONCRETE PATIO, you'll notice the unique spiral staircase leading to your upper balcony, lots of green space and HUGE Garden Boxes with UNDER GROUND sprinklers back here as well, and access to the environmental reserve. Book your showing today! (Suite would be subject to approval and permitting by the City of Airdrie)

Built in 2012

#### **Essential Information**

MLS® # A2220418

Price \$889,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,691 Acres 0.10

Year Built 2012

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 102 Windwood Grove Sw

Subdivision Windsong

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 3S8

### **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Faces Front,

**Heated Garage** 

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Double Vanity, French Door, Granite Counters, High

Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Wet

Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove,

Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Garden, Lighting

Lot Description Backs on to Park/Green Space, Environmental Reserve, Fruit

Trees/Shrub(s), Landscaped, Underground Sprinklers, Views

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 15th, 2025

Days on Market 24

Zoning R1-U

## **Listing Details**

Listing Office Real Broker

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