

# \$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	Double Garage Attached, Heated Garage, Concrete Driveway, Garage Faces Front
# 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	Lighting, Garden
Lot Description	Backs on to Park/Green Space, Landscaped, Views, Environmental Reserve, Fruit Trees/Shrub(s), Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	4
Zoning	R1-U

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.