

# \$749,000 - 116 Windgate Close Sw, Airdrie

MLS® #A2220750

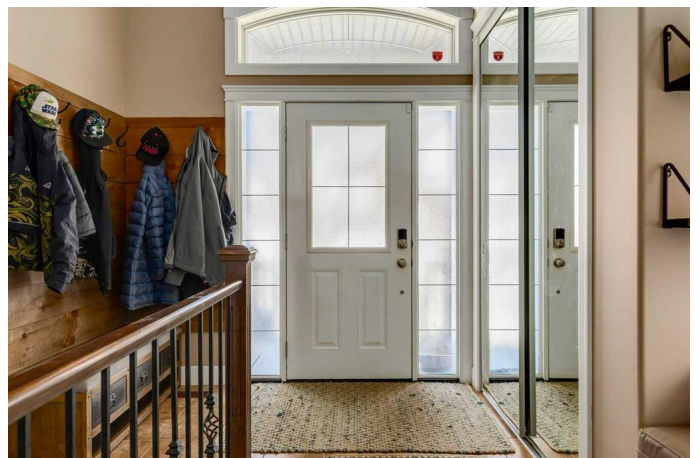
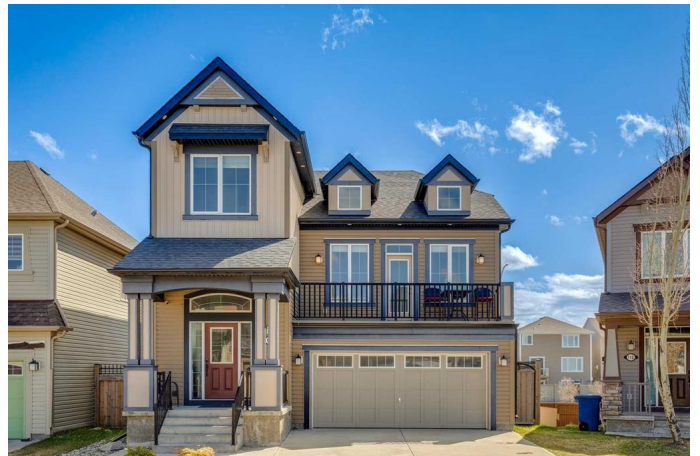
**\$749,000**

3 Bedroom, 4.00 Bathroom, 2,278 sqft

Residential on 0.09 Acres

Windsong, Airdrie, Alberta

Stunning 3-Bedroom Walkout Home in Sought-After Windsong, Airdrie! Welcome to this beautifully maintained fully finished walkout home located in the vibrant and family-friendly community of Windsong. This spacious 3-bedroom, 3.5-bathroom property offers over 3,200 sq. ft. of developed living space, thoughtfully designed for comfort, style, and functionality. Step inside to find a bright and open-concept main floor featuring large windows, modern flooring, and a warm, neutral palette. The modern kitchen is a chef's dream with stainless steel appliances, granite countertops, a central island, large walk-in pantry, and ample cabinetry. The adjoining dining and living areas create the perfect flow for entertaining or relaxing with the family. A convenient half bath and access to the upper-level deck complete the main floor. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a walk-in closet, Soaker tub, fireplace and 5-piece ensuite. A versatile bonus room, full bathroom, and upstairs laundry add to the home's smart layout and practicality. The fully finished walkout basement offers an expansive rec room, wet bar, a full bathroom, and extra space for a home office, gym, or guest quarters—ideal for growing families. Step outside to the South facing, landscaped backyard providing peaceful views and extra privacy. Additional features of this home include central AC, Attached double garage, and beautiful built-ins throughout. Quick



Access to major commuting routes and steps away for schools, parks, shopping and Chinook Winds Regional Park. Don't miss your chance to call this one home. Book your private showing today!

Built in 2013

### Essential Information

MLS® #	A2220750
Price	\$749,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,278
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	116 Windgate Close Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Front Drive, See Remarks
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open
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	Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Dry Bar, Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range, Refrigerator, Washer, Window Coverings, Bar Fridge, See Remarks
Heating	Central, Forced Air, Natural Gas, See Remarks
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Master Bedroom, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Storage, Rain Gutters
Lot Description	Back Yard, Landscaped, Lawn, Street Lighting, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	41
Zoning	R1-U

## Listing Details

Listing Office	Legacy Real Estate Services
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