

# 149 WINDRIDGE ROAD SW

AIRDRIE, ALBERTA

**HELLO,**  
*Gorgeous!*

Welcome to this beautifully maintained family home in the desirable community of Windsong. With over 2,100 sq ft of thoughtfully designed living space, this home offers a perfect balance of comfort, functionality, and modern upgrades.

Designed with family living in mind, the layout features a main-floor office, spacious living areas, and an upstairs bonus room, providing flexibility for everyday life.

Recent upgrades—including air conditioning, tankless hot water, upgraded attic insulation, and fresh paint and carpet—make this home move-in ready.

Outside, the fully landscaped and fenced yard with garden boxes and a large deck creates an inviting outdoor space perfect for relaxing or entertaining.

Located close to schools, parks, shopping, and walking paths, this home offers the lifestyle families are looking for in one of Airdrie's most popular communities.

## **Property Highlights**

Community: Windsong

Bedrooms: 3

Bathrooms: 2.5

Above Grade Size: 2,113 Sq Ft

Garage: Double Attached

Basement: Unfinished with future development potential

Lot: Landscaped and fenced rectangular lot with large deck and garden boxes

## **Interior Features**

- Open-concept main floor layout
- Spacious living room with large windows
- Dedicated main-floor office perfect for working from home
- Functional kitchen with pantry and dining area
- Upper-level bonus room for additional family space
- Convenient upper-floor laundry
- Large primary retreat with walk-in closet and 5-piece ensuite

## Recent Upgrades

### 2026

- New paint throughout
- New carpet

### 2025

- Bathroom vent fans (ensuite & main bath)
- Attic insulation upgraded from R30 to R6

### 2023

- Central air conditioning
- Tankless hot water system
- Water softener
- Gemstone exterior lighting

### 2022

- ShelfGenie storage in kitchen island
- Screen Saver screens on front door

## Outdoor Living

The fully fenced and landscaped backyard offers a wonderful outdoor setting for families.

Enjoy summer evenings on the large deck with sunshades, tend to the garden boxes, or simply relax in your private backyard space.

## Additional Details

- Furnace (2012) – serviced annually
- Roof (2012)
- Hot water system installed September 2023
- No Poly-B plumbing & No HOA fees

**LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!**

**TARA MOLINA** c: 403.809.4639 e: tara@taramolina.com

**SHAUNA ALLEN** c: 587.247.6683 e: shauna@taramolina.com

**TARAMOLINA.COM**

*HELLO,  
Gorgeous!*

TARA MOLINA  
— REAL ESTATE GROUP —

**ROYAL LEPAGE**  
Benchmark