

# \$635,000 - 73 Windgate Close, Airdrie

MLS® #A2206065

**\$635,000**

3 Bedroom, 3.00 Bathroom, 1,864 sqft  
Residential on 0.06 Acres

Windsong, Airdrie, Alberta

Come check out the most charming and meticulously maintained home on the street! If you're looking for a cozy, fully finished, and upgraded home in a prime location, 73 Windgate Close is your answer. Why wait months for a new build or spend tens of thousands trying to personalize a basic spec home? Situated on the perfect lot adjacent to the nature path, this property offers far more than a brand new house—it is an established, lovingly cared-for home where the upgrades, character, and pride of ownership are worth exponentially more than the asking price. The cheery robin's egg blue accents of the fresh paint job add a vibrant curb appeal that stands out from the neutral tones found throughout the subdivision. Enjoy the pristine landscaping, including a 365 green turf lawn in the front and back, along with professionally installed stamped concrete, eliminating the need for weeding. Inside is a spacious foyer/mud room area complete with ample storage, a built-in bench for convenience, and elegant wainscoting that flows throughout the home. Custom built-ins, like the industrial-chic shelving in the living room, and unique feature walls crafted from wood, stone, and stylish wallpaper, add personality and sophistication. The open-concept kitchen-living-dining area features smart pot lights programmable via Google to offer 16 million shades, with adjustable brightness, all activated by voice command. The kitchen includes a huge island, great for food prep,



with quartz countertops, a stylish backsplash, and like-new stainless steel appliances. The living room offers a gas fireplace set within a striking stone feature wall and a large bay window overlooking the lovely backyard oasis. Step through the French doors into the thoughtfully designed outdoor living space, where a wired pergola, beautiful hydrangeas, gemstone lighting under the patio, mature trees, and privacy screens at the fence top create a serene retreat. An included storage shed offers additional convenience, and both the interior and exterior are wired for surround sound. Upstairs, you'll find three unique and cozy bedrooms. The first features a built-in window seat, making it an ideal guest room. The second offers masculine wood feature walls and an office nook with a built-in desk. The spacious master suite has enough room to accommodate a king-sized bed and oversized end tables, plus an expansive ensuite with double vanities, a separate large shower, and a two-person jacuzzi tub. An unfinished basement provides an excellent space for work or storage, complete with bathroom rough-ins if you choose to develop the area further. Located on a quiet street in the beautiful community of Windsong, 73 Windgate Close is steps away from the nature path where you can jog, walk your dog or enjoy the sunset every evening. It is also a short walk to Windsong Heights K-9 School, a quick ride to the Southwinds pump track, and within minutes of multiple green spaces, including Chinook Winds Regional Park.

Built in 2013

### **Essential Information**

MLS® #	A2206065
Price	\$635,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,864
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	73 Windgate Close
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3S9

### **Amenities**

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Bathroom Rough-in, Built-in Features, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Smart Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	9
Zoning	R1-U

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.