



401 Windbury Link Airdrie Alberta

\$525,000

****Welcome to the Dia 3 bed + den Corner Unit by Mattamy Homes!**** where modern living meets comfort, and enjoy the benefits of NO CONDO FEES. The welcoming front porch leads into a spacious foyer, offering direct access to the single-car attached garage and a versatile flex space, ideal for a home office or study. The foyer also includes a utility closet equipped with an on-demand hot water tank, HRV system, humidifier, and furnace for efficient living. Upstairs, the open-concept main floor boasts a stunning kitchen packed with upgrades, including a built-in microwave drawer, quartz countertops, all stainless steel appliances, a gas stove, and a decorative hood fan. The kitchen's centrepiece is a large island with upgraded matte black faucet (plus matte black door hardware throughout), and ample pantry space. The spacious dining and great rooms flow effortlessly from the kitchen, with a built-in electric fireplace providing a cozy focal point. A large balcony, perfect for summer gatherings, is complete with A/C rough-in and a gas line for a BBQ. The main floor also features a tucked-away powder room for guests. On the upper level, you'll find three bright bedrooms, including the private primary suite. The primary bedroom comes with a 3-piece ensuite featuring a tiled shower with glass sliding doors and a spacious walk-in closet. Bedrooms two and three offer generous closet space and are steps away from the 4-piece main bath. The upper floor also houses a convenient laundry room with high-end appliances. Throughout the home, enjoy modern conveniences such as smart home technology powered by Ecobee, Google Nest doorbell, high-end LVP flooring with carpeting reserved only for the bedrooms and flex space, and sleek highlighter blinds in every room. With thoughtful storage solutions, upgraded kitchen and bath fixtures, and a functional layout, the Dia offers both style an...

Kitchen 9.00 Ft x 13.50 Ft
Dining room 10.92 Ft x 10.92 Ft
Living room 12.42 Ft x 13.83 Ft
2pc Bathroom 2.83 Ft x 6.58 Ft
Primary Bedroom 10.42 Ft x 10.92 Ft
Bedroom 8.58 Ft x 10.00 Ft

Laundry room 2.83 Ft x 6.75 Ft
4pc Bathroom 4.92 Ft x 8.67 Ft
3pc Bathroom 4.92 Ft x 9.17 Ft
Other 3.25 Ft x 8.00 Ft
Den 9.42 Ft x 11.00 Ft
Furnace 3.50 Ft x 7.75 Ft

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Bedroom 8.58 Ft x 8.75 Ft