



GRASSROOTS
REALTY GROUP

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**717 Windrow Manor SW
Airdrie, Alberta**

MLS # A2216505



\$775,000

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,165 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Pie Shaped Lot, Street Lighting		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full, Walk-Out To Grade

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1-U

Utilities: -

Inclusions: NA

Welcome to your future home! This beautifully maintained 4-bedroom, 3.5-bathroom property offers a perfect blend of comfort, style, and convenience. Located in a desirable neighbourhood, this home features a spacious layout, modern finishes, and abundant natural light throughout. Enjoy the spacious kitchen with features like quartz countertops, stainless steel appliances, cozy living spaces, and a serene backyard perfect for relaxing or entertaining. With close proximity to schools, shopping, Pickleball court and other playgrounds, this home is ideal for families and professionals alike. With modern finishes, a functional layout, and an income-generating illegal basement suite (currently rented), this home has everything you need. —this is not going to last long! Don’t miss this opportunity—schedule your private showing today!