



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**523 Windbrook Heights SW
Airdrie, Alberta**

MLS # A2250276



\$630,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,804 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Welcome to Your Dream Home in Windsong! Tucked away on a quiet, family-friendly street in the sought-after community of Windsong, this 3 bedroom, 2.5 bath beauty offers over 1800 square feet of thoughtfully designed living space—and it's ready to welcome you home! Step inside to a bright, open layout designed for everyday living and entertaining. The double attached garage makes winters easy, and the unfinished basement is a blank canvas ready for your personal touch—home gym? movie room? extra bedroom? You decide! But wait till you step outside... The south-facing backyard is your own private oasis, complete with a gorgeous pergola-covered deck—perfect for sunny morning coffees or evening BBQs with friends. Commuters rejoice! Quick access to Deerfoot makes getting to Calgary a breeze. Plus, you're just minutes from shopping, schools, parks, and everything your family needs. Whether you're upsizing, downsizing, or just-right-sizing, this Windsong beauty checks all the boxes. Don't wait—book your showing today and come see why this could be the one!