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## 523 Windbrook Heights SW Airdrie, Alberta

MLS # A2250276



\$615,000

Division:	Windsong			
Туре:	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			

Floors: Carpet, Ceramic Tile, Hardwood Sewer: -  Roof: Asphalt Shingle Condo Fee: -  Basement: Full, Unfinished LLD: -	
Racement: Full Unfinished II D:	
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!