



**GRASSROOTS**  
REALTY GROUP

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

**568 Windbrook Heights SW**  
**Airdrie, Alberta**

**MLS # A2259441**



**\$519,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,684 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** storage shed in backyard

open house on sat/sun , 27th & 28th September from 11:00 AM to 03:00 PM Welcome to Windsong & Airdrie's Most Sought-After Community! This beautifully maintained home offers the perfect blend of comfort, style, and location, with amenities just minutes away. From the moment you step inside, pride of ownership is evident & featuring gleaming hardwood floors and a bright, open-concept layout. The main level welcomes you with a versatile flex room/den, perfect for a home office or study. The kitchen is equipped with recently upgraded appliances, a raised breakfast bar, modern backsplash, and ample cabinetry. The spacious living room seamlessly flows into the dining area, ideal for family gatherings and entertaining. You'll also appreciate the 9-foot ceilings and convenient half bathroom on this floor. Upstairs, the expansive primary suite includes a large walk-in closet and a private ensuite. Two additional well-sized bedrooms, a full bathroom, and a laundry room complete the upper level. The basement is unspoiled, featuring two large windows and a bathroom rough-in & offering great potential to customize your space. The oversized front-attached single garage provides extra room for storage. Step outside to your fully landscaped backyard with a spacious deck and open views & perfect for relaxing or entertaining. This is a must-see property! Book your private showing today and make it yours.