



GRASSROOTS
REALTY GROUP

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633 Windrow Manor SW
Airdrie, Alberta

MLS # A2267101



\$699,900

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,610 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Private Electric Vehicle Charging Station(s)		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Fireplace Insert, Forced Air, See Remarks	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

This stunning 2023 Mattamy-built residence has been meticulously maintained and loaded with custom touches. With 9-ft ceilings throughout (including the basement), the main floor feels bright and spacious, featuring 8-ft doors, upgraded hardware, and elegant railing. The chef's kitchen boasts full-height soft-close cabinets, quartz countertops, valance lighting, a walk-in pantry, 36" cooktop and range, built-in KitchenAid & Bosch appliances, garburator, RO faucet, and an upgraded backsplash. The luxurious primary bedroom features large windows, his and her closets, and a spa-inspired 5-piece ensuite with a frameless shower, while all bathrooms include elongated soft-close toilets. Additional highlights include a 200 AMP electrical upgrade, Culligan water treatment system (softener & RO), drip humidifier, EV car charger in the garage, AC rough-in, side entry, and a basement with 9-ft ceilings plus laundry and bathroom rough-ins. Steps away from parks, convenience stores, and schools. This home also sits just a short walk from Airdrie's newest upcoming recreation centre. This location offers the perfect blend of comfort, accessibility, and lifestyle convenience.