



GRASSROOTS
REALTY GROUP

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608 Windbrook Heights SW
Airdrie, Alberta

MLS # A2281942



\$529,800

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,685 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Secured, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Garden, Landscaped, No Neighbours Behind, Private, Vi		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained single-family home with a front-attached garage, perfectly positioned to capture sunny southern exposure and non-obstructive pond views. The south-facing backyard is filled with natural light all day long—an ideal setting for relaxing evenings, outdoor dining, and enjoying stunning sunsets and it creates a peaceful extension of your living space—rarely found and highly sought after. Pride of ownership is evident throughout, with the home kept in like-new, move-in-ready condition. The thoughtfully designed main floor offers excellent flexibility, featuring a private office that can easily serve as a fourth bedroom, along with a convenient half bathroom—perfect for guests, remote work, or multi-generational living. Upstairs, you’ll find three generously sized bedrooms and two full bathrooms, including a comfortable primary retreat designed for both privacy and everyday comfort. The layout is practical and family-friendly, with plenty of natural light flowing through large windows on both levels. Whether you’re enjoying your morning coffee or unwinding after a long day, the setting offers a quiet escape without sacrificing convenience. Located in a family-oriented community Windsong, this home is just minutes from schools, playgrounds, walking paths, and shopping centres. Enjoy quick access to CrossIron Mills Mall, nearby amenities, and major roadways, with Downtown Calgary only a 25-minute drive away—making daily commuting or weekend outings effortless. This is an outstanding opportunity to own a well-kept home with a premium backyard view, functional layout, and excellent location. Don’t miss your chance—Check out the 3D Virtual Tour link or book your private showing today!

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