



**503 Windbrook Heights SW  
Airdrie, Alberta**

**MLS # A2301169**



**\$709,000**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,952 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Garden, Landscaped, Lawn, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Chandelier, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Second Refrigerator, Second Microwave, TV Wall-Mount		

Welcome to this beautiful family home in the sought after community of Windsong in Airdrie, offering over 2,600 sq ft of thoughtfully designed living space. Step onto the gorgeous front covered porch, the perfect spot for morning coffee or unwinding in the evenings, and then into a bright, welcoming interior that instantly feels like home. Just off the front entry, you’ll find a versatile room that works beautifully as a formal dining space, home office, playroom, or cozy sitting area. The heart of the home is the spacious kitchen and living room. Large windows surround this area, flooding the space with natural light and creating an inviting atmosphere for everyday living and entertaining. A convenient walk through laundry room on the main floor connects directly to the double attached garage, adding everyday functionality and storage. Upstairs, a generous bonus room provides the ideal hangout space for movie nights or a kids’ play area. There are three bedrooms on this level, including a lovely primary suite complete with a large walk in closet and a 4 piece ensuite bathroom for your own private retreat. The fully finished basement is a standout, set up perfectly for a nanny or extended family with two additional bedrooms, a spacious recreation area, a full bathroom, and a partial kitchen area that adds flexibility and independence. Outside, the beautifully landscaped yard is designed for low maintenance enjoyment, featuring a duradeck patio area that’s great for summer barbecues, ample space for your flowers and planters, and a handy storage shed. This Windsong home truly offers room for everyone, with versatile spaces on every level to fit your lifestyle.