



**GRASSROOTS**  
REALTY GROUP

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**632 Windbrook Heights SW**  
**Airdrie, Alberta**

**MLS # A2141403**



**\$649,786**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,820 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Neighbours Behind, Landscaped, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** 11.1 channel Dolby Atmos, surround sound in-wall speakers in theatre room, all tv mounts

Rare 4-Bedroom Home in Windsong with No Rear Neighbours! Welcome to this exceptional 4-bedroom, fully developed two-storey home in the desirable Windsong community, offering privacy with no rear neighbours. Main Floor: Open Concept Living: The main floor features an open plan connecting the living room, kitchen, and dining area, perfect for family gatherings and entertaining. Shiplap Feature Walls: Enjoy the stylish upgrades with shiplap feature walls in various rooms, adding a touch of rustic charm. Outdoor Living: Sliding doors lead to a full-length 24x10 deck, ideal for outdoor dining and relaxation. Convenient Powder Room: A 2-piece bathroom adds convenience for guests. Upper Level: Four Spacious Bedrooms: The upper level houses four bedrooms, including a generously sized primary bedroom with a walk-in closet and ensuite bathroom. Additional Full Bathroom: Another 4-piece bathroom is available for the additional bedrooms. Laundry Room: Conveniently located on the upper level. Basement: Fully Developed Basement: The basement is designed for entertainment and relaxation, featuring a home theatre/family room. Home Theatre: Enjoy an immersive experience with the 11.1 channel built-in Dolby Atmos speaker system. Dry Bar & Den: A dry bar for refreshments and a small den perfect for a home office or hobby space. Additional Features: Smart Home Technology: Control your home's temperature with a smart thermostat and monitor security with a comprehensive camera system. Fenced and Landscaped Backyard: The backyard is fenced and landscaped with underground sprinklers, making maintenance a breeze. Central Air Conditioning: Stay comfortable during warmer months with central A/C. Great Location: Walking distance to a K-8 elementary school and just 1.5 km from the high school. Don't miss out on this rare

opportunity! Call your favourite Realtor today to book a showing and make this beautiful home yours.