



GRASSROOTS
REALTY GROUP

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151 Windbrook Manor SW
Airdrie, Alberta

MLS # A2142293



\$725,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,882 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

****Welcome to Your Dream Home in Windsong!**** Open House - Saturday and Sunday June 29- June 30 from 1:00pm - 3:00pm This stunning family home in the desirable Windsong community has everything you need! With a spacious 4-bedroom, 3.5-bathroom home with a total area of 2,500 sq.ft plus , this beautifully upgraded property features a bright, open-concept kitchen and living room. The kitchen boasts granite countertops, ample cupboard space, and a cozy gas fireplace. Enjoy new appliances, including gas stoves in both the main kitchen and the basement suite. Upstairs, you'll find a large bonus room, convenient upstairs laundry, three generous bedrooms, and two full bathrooms. The fully painted garage with epoxy flooring adds a touch of luxury. Additional upgrades include air conditioning, irrigation in both yards, and a landscaped stone patio. New blinds throughout the home add a touch of elegance and privacy.

****Highlighted Feature: LEGAL BASEMENT SUITE**** The newly finished legal basement suite, complete with its own laundry and new appliances, is an excellent mortgage helper. Located close to schools, shopping, Chinook Winds Park, and a beautiful pathway system, this home is perfect for family living. Recently painted and move-in ready.