



**GRASSROOTS**  
REALTY GROUP

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**535 Windbrook Heights SW  
Airdrie, Alberta**

**MLS # A2144026**



**\$659,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,962 sq.ft.	<b>Age:</b>	2014 (10 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>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Finished, 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>	Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this stunning home in the family-friendly community of Windsong in Airdrie! Boasting over 2,800 sq ft of living space and prime curb appeal on a coveted corner lot, this home offers the perfect blend of comfort and style. From the moment you enter, you'll be captivated by the bright, open-concept floor plan. The main floor features a vaulted den with elegant French doors perfect for a home office or library. Down the hall you will find a bright and cozy living room with a gas fireplace, framed by charming barn-style doors. The living area seamlessly flows into the kitchen and dining room, creating an ideal space for entertaining. The well-appointed kitchen includes a convenient breakfast bar, granite countertops, ample cupboard space, and a discreetly tucked-away laundry room. The adjacent dining area is bathed in natural light and opens to a spacious composite deck, perfect for summer BBQs in the fully fenced backyard. Upstairs, the generous primary suite offers a walk-in closet and a luxurious 5-piece ensuite with a tiled shower and a relaxing soaker tub. Two additional bedrooms, a 4-piece family bath, and a versatile bonus room provide ample space for everyone. The fully finished basement adds even more living space, featuring a large fourth bedroom, another full bath with beautiful custom vanity and tiled shower, a den or flex space, and a large rec room perfect for family movie nights. The attached double garage completes this incredible package. Located within walking distance to Windsong Heights School (K-8) and WH Croxford High School. Shopping is a breeze thanks to the walkable shops and restaurants located at Coopers Promenade Plaza. Enjoy biking and walking? There are kms of pathways leading to multiple parks and green spaces including Chinook Winds Park featuring a splash park, skate park, baseball diamonds,

basketball courts, tennis courts, an elaborate playground and so much more. This home has it all! Don't miss out&mdash;schedule your visit today!