



**GRASSROOTS**  
REALTY GROUP

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**673 Windrow Manor SW**  
**Airdrie, Alberta**

**MLS # A2200709**



**\$660,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Windsong                                |               |                  |
| <b>Type:</b>     | Residential/House                       |               |                  |
| <b>Style:</b>    | 2 Storey                                |               |                  |
| <b>Size:</b>     | 1,807 sq.ft.                            | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 3                                       | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                  |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                               |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Gorgeous 2023-Built Home with 1,807 Sq. Ft. of Modern Living! Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom detached home in one of Airdrie's most sought-after communities! With 1,807 sq. ft. of thoughtfully designed living space, this home offers modern finishes, premium upgrades, and an unbeatable location. Situated on a desirable lot with No Back Neighbours, it backs onto a walking path, providing peace and a sense of openness. Step inside to a bright and inviting open-concept main floor, featuring elegant LVP flooring and "knockdown ceilings. The chef's kitchen has been extended and upgraded with quartz countertops, stainless silver appliances, and an upgraded built-in space for a laptop, making it both stylish and functional. The spacious living and dining areas are perfect for entertaining, with large windows that fill the home with natural light. Upstairs, you will find a beautiful bonus room with a stunning glass-paneled door leading to a covered balcony, a unique layout feature, the perfect spot to unwind. The luxurious primary suite features an oasis-style ensuite, offering a spa-like retreat. Two additional well-sized bedrooms and an upgraded quartz-finished main bathroom complete the second level, with plush carpeting adding warmth and comfort. The basement is ready for your personal touch, with a 3-piece rough-in already in place for a future bathroom. Outside, the backyard offers unmatched peace and openness, free from the distraction of rear neighbours - a perfect space to relax or entertain. A gas line rough-in for a future BBQ makes outdoor cooking effortless. This home is ideally located close to parks, schools, shopping, and other amenities, making daily life convenient and enjoyable. Plus, with just a 15-minute drive to Calgary, you get the best of suburban living with easy city access. This

location in Airdrie is excellent, with the City of Airdrie potentially planning a Recreation Centre within walking distance of this home. This move-in-ready, no smoke and no pets home offers a modern lifestyle with elegance, functionality, and a prime location. Don't miss your chance to make it yours — schedule a private viewing today!