



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**684 Windbrook Heights SW**  
**Airdrie, Alberta**

**MLS # A2211289**



**\$614,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular 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>	Full, Unfinished	<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>	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Tray Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Curtain rods in front bonus room & primary bedroom

Hello, Gorgeous! Welcome to 684 Windbrook Heights SW in Airdrie, a beautifully maintained 3-bedroom, 2.5-bathroom home offering 1,836 sq ft of thoughtfully designed living space in the family-friendly community of Windsong. This sun-filled two-storey features an east-facing front and west-facing backyard, providing natural light from sunrise to sunset. The main floor boasts an open-concept layout with hardwood flooring throughout, a stunning floor-to-ceiling stone fireplace, and large windows overlooking the green space with no rear neighbours. The modern kitchen is perfect for entertaining, with granite countertops, pot lights, stainless steel appliances, a spacious island, and an upgraded gas line connection. Upstairs, you'll find three generously sized bedrooms, an oversized storage cupboard, and a bright bonus room with a decorative arched ceiling. Additional highlights include open metal spindle railings, a large staircase window, upper-level laundry, and storage racks in the garage. Located within walking distance to schools, playgrounds, paths, shopping, and public transit, with quick access to Calgary via the new link road—this home offers the ideal blend of comfort, function, and convenience.