



**GRASSROOTS**  
REALTY GROUP

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**596 Windbrook Heights SW**  
**Airdrie, Alberta**

**MLS # A2217545**



**\$759,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,627 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Level, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, 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>	High Ceilings, Kitchen Island, Separate Entrance		

**Inclusions:** None

Discover exceptional value in this beautifully maintained home, perfectly situated on a massive, pie-shaped lot offering privacy and plenty of room to enjoy the outdoors. High 9 feet ceiling for both main and upper floor. Step inside to find a bright and welcoming interior, flooded with natural light thanks to an abundance of large windows throughout. The main level features an open-concept layout complemented by a warm, neutral colour palette, ideal for both everyday living and entertaining. The spacious living room is anchored by a cozy gas fireplace decorated with stone, while the gourmet kitchen impresses with granite countertops, stainless steel appliances, a large central island, pantry and ample cabinetry for storage. The adjacent dining area easily accommodates family gatherings and opens directly onto a deck overlooking the expansive backyard—perfect for summer barbecues and outdoor fun. Also on the main floor is a versatile den/flex room, ideal for a home office or playroom, along with a convenient powder room. Upstairs, you'll find a huge bonus room perfect for gatherings and entertainment. The elegant primary bedroom is your personal retreat, complete with a luxurious 5-piece ensuite featuring a soaker tub, separate tiled shower and dual vanities. Three additional, generously sized bedrooms, a full bathroom and a laundry area perfectly completes the upper floor. The featured wall through-out house enhances the beauty of each room. The unfinished basement has its own separate entrance and offers a blank canvas with endless potential to develop additional living space, a home gym or a secondary suite (subject to approval and permits). A double attached garage provides secure parking and additional storage. This home is ideally located close to parks, schools, shopping, and major roadways. Overall, this home offers the perfect blend of space, style,

and functionality. Don't miss your chance to own this exceptional property with no rear neighbours. Check 3D virtual tour and come visit this lovely home that could be your place to start a new life.