



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**641 Windrow Manor SW
Airdrie, Alberta**

MLS # A2306315



\$669,000

Division:	South Windsong		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,364 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this most popular model - Pearl by Mattamy with a lot of upgrades. Baking to green space , situated in the highly sought-after community of South Windsong. Offering 2,360+ sq ft of living area and thoughtfully planned living space. As you step inside, you're welcomed by a spacious front foyer that leads to a convenient 2-piece bathroom, a main floor laundry room with added storage and an inviting open-concept living area. The main floor with open concept showcases elegant flooring, soaring ceilings, a cozy fireplace, and an abundance of natural light. The kitchen is a true highlight, featuring a massive island, gas stove, built-in microwave, modern cabinetry, chimney hood fan , upgraded sink, a large pantry, ample counter space and sleek granite countertops. Huge space for dining area which leads to the big patio window to the south facing deck and backyard . Upstairs, the bright bonus room features very high vaulted ceilings and large windows, creating a warm and airy space complete with a second-floor front balcony with French doors, adding both style and character while enhancing the home's brightness. A few steps up lead you to the upper level overlooking the bonus room, where you'll find two generously sized bedrooms, a full 4-piece bathroom, and a spacious primary retreat. The primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a walk-in shower, soaker tub, double vanity with granite countertops and a dedicated makeup/hair station. The basement has two large windows and is very spacious, perfect for future development. Backing onto green space fully fenced, this home also features a generously sized double attached garage, offering both comfort and convenience. Don't miss your chance to own this exceptional property!

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