



GRASSROOTS
REALTY GROUP

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507 Windbrook Heights SW
Airdrie, Alberta

MLS # A2306633



\$719,900

Division:	Windsong		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,286 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this beautifully designed home in Windsong, offering 3150+ Sqft of living space, a perfect balance of character and functionality. Step inside to high ceilings and a classic chandelier that sets the tone for the space. The main floor features tile & hardwood flooring with exposed brick accents. Uniquely placed main floor laundry room with built in cabinets and counter space for added convenience. The open concept kitchen offers ample cabinetry, stainless steel appliances, and a massive island, filled with natural light and flowing seamlessly into the dining area. The living room stands out with oversized windows, designer ceiling beams, and timeless finishes, while the split-level family room features high ceilings and a gas fireplace with full-height stone wall. Upstairs, the spacious primary bedroom includes a walk-in closet with built-ins and a spa-inspired 5-piece ensuite with soaker tub. Two well sized additional bedrooms, a flex space for office or prayer area, and a full bathroom complete the upper level. The fully finished basement offers a large recreation area, bedroom, full bathroom, and a wet bar with cabinetry, perfect for entertaining. Enjoy a fully developed backyard with pergola, built-in bar, fireplace, and gas heating for year-round use. Conveniently located near schools, parks, playgrounds, shopping, CrossIron Mills, Costco, and Airdrie Main Street, with easy access to 40th Avenue and Deerfoot Trail for a quick commute to Calgary. Additional features include central AC, updated hot water tank (2023), upgraded kitchen appliances, and exterior LED lighting that adds a festive touch to the home. Hurry up and book your appointment today!