



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

**MLS # A2323090**



**\$629,000**

<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 (3 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	<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		

**Inclusions:** NA

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! Offering 1,807 sq. ft. of thoughtfully designed living space, this home showcases modern finishes, premium upgrades and an unbeatable location. Situated on a desirable lot with no rear neighbours, it backs onto a walking path, providing exceptional privacy, peaceful views, and a wonderful sense of openness. Step inside to a bright and inviting open-concept main floor featuring elegant luxury vinyl plank flooring and 9' knockdown ceilings. The extended chef-inspired kitchen is beautifully upgraded with quartz countertops, stainless steel appliances and a built-in workstation, perfect for working from home. The spacious living and dining areas are ideal for entertaining, while large windows fill the home with natural light. Upstairs, you will find a spacious bonus room with a stunning glass-paneled door leading to a covered balcony, a unique feature and the perfect place to relax. The luxurious primary suite offers a spa like retreat. Two additional generously sized bedrooms and a stylish main bathroom with quartz countertops complete the upper level, with plush carpeting adding warmth and comfort. The unfinished basement is ready for your personal touch and includes a 3-piece bathroom rough-in for future development. Outside, the backyard offers unmatched peace and openness with no rear neighbours, making it the perfect space to unwind. A gas line rough-in for a future BBQ adds even more convenience for outdoor living. Ideally located close to parks, shopping and everyday amenities, this home is also positioned in an exciting and growing area. A new Kindergarten to Grade 8 school is expected to be completed in Fall 2027. In addition, the City of Airdrie

is planning a new recreation facility in the southwest quadrant near the community of Southwinds, further enhancing the lifestyle.. With easy access to Calgary in approximately 15 minutes, this smoke-free, pet-free, move-in-ready home offers the perfect blend of style, comfort, convenience and future growth. Don't miss your opportunity to make this exceptional property your own. Schedule your private showing today!