



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

143 Windbrook Manor SW
Airdrie, Alberta

MLS # A2347733



\$659,900

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,151 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:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Combination, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks		

Inclusions: fridge in the garage, shed in backyard, wall mounted tv stand and cabinet in the bonus room

Do you love hosting family dinners? Having friends over? This is the home for you. With nearly 3,000 sq ft of fully developed living space, there's room for everyone. A covered entrance with double front doors opens to 9' ceilings and hardwood flooring throughout the main level. The beautiful open concept kitchen is made for gathering, featuring a huge island, granite throughout, and a walk in pantry. Custom masonry on the fireplace and the wrapped wall between the kitchen and great room add warmth and character, so everyone stays connected whether they're cooking, chatting, or relaxing. Upstairs you'll find three generous bedrooms plus a bonus room with access to a large covered deck. The primary suite easily fits a king size bed and offers a full 5 piece ensuite and walk in closet. The fully developed basement was professionally finished and features an additional bedroom, a stunning spa inspired bathroom, and plenty of storage. Step outside to your own backyard oasis. The sunny south facing yard is fully landscaped with a deck and an exposed aggregate concrete patio, perfect for summer evenings and entertaining. With artificial turf in both the front and back yards, you'll spend your weekends enjoying the yard instead of mowing it. A concrete walkway along the side of the home completes the picture with virtually no yard maintenance required. Recent updates include a new A/C unit, a new hot water tank, custom programmable exterior lighting, and fresh paint in the basement and one of the bedrooms. The garage is fully insulated and drywalled. There's truly nothing left to do. This home shows beautifully and is ready for its next family in a wonderful community.