

**507 Windbrook Heights SW**  
**Airdrie, Alberta**

**MLS # A2306633**



**\$719,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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!