REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

717 Windrow Manor SW
Airdrie, Alberta

MLS # A2330965



$699,999

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,165 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Pie Shaped Lot, Street Lighting		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully upgraded 2021-built home situated on a premium 6,200+ sq. ft. lot in one of Airdrie's most desirable family communities. Offering over 3,100 sq. ft. of developed living space, including a fully finished walkout basement, this exceptional home features 4 bedrooms, 3.5 bathrooms, and an ideal layout for growing families. The bright open-concept main floor showcases a spacious living room with a gas fireplace and feature wall, a chef-inspired kitchen with quartz countertops, upgraded stainless steel appliances, a gas stove, a walk-through pantry, and a generous dining area overlooking the backyard. Step outside to the oversized deck, perfect for entertaining or relaxing. A convenient 2-piece bathroom completes the main level. Upstairs offers a thoughtfully designed living space featuring a spacious bonus room with an electric fireplace, an impressive primary bedroom with a luxurious 5-piece ensuite including double sinks and a custom glass shower, two additional generously sized bedrooms, a full bathroom, and an upper-level laundry room. The fully finished walkout basement includes a one-bedroom illegal suite complete with its own kitchen, full bathroom, separate laundry, and spacious living area, providing excellent flexibility for extended family or potential rental income (subject to municipal requirements and buyer verification). Ideally located close to schools, parks, shopping, and everyday amenities, you can enjoy convenient access to Calgary while living in a quiet, family-friendly neighbourhood.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of M3M Real Estate. Information is believed to be reliable but not guaranteed.