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111 Windbrook Manor SW
Airdrie, Alberta

MLS # A2342831



$615,000

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Garage Faces Rear, Oversize		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Paved		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: 2 TV holder, Storage SHED

Welcome to this spacious family home in the highly sought-after community of Windsong! Built in 2013, this impressive property offers exceptional living space, thoughtful design, and numerous upgrades that make it perfect for growing families and entertaining alike. Step inside to a grand front entrance featuring soaring ceilings and an abundance of natural light, creating an inviting first impression. The open-concept main floor is designed for modern living and showcases a bright and spacious living room with a cozy fireplace, a dining area, and a stylish kitchen complete with stainless steel appliances, quartz countertops, and ample cabinetry for all your storage needs. Additional features include central air conditioning, a central vacuum system, and newer washer and dryer. Upstairs, you'll find a large bonus room, perfect for family movie nights, a home office, or a children's play area. The spacious primary retreat features a walk-in closet and a 5-piece ensuite bathroom. Two additional generously sized bedrooms, each with their own walk-in closets, and a full bathroom complete the upper level. The fully finished basement provides even more living space with a large recreation room and a convenient 3-piece bathroom, offering endless possibilities for family gatherings, a home gym, or a media room. Outside, enjoy the sunny south-facing backyard featuring a spacious deck, a large storage shed, and plenty of room for outdoor activities. Car enthusiasts and those needing extra storage will appreciate the OVERSIZED DOUBLE ATTACHED GARAGE with NEWLY finished EPOXY flooring, as well as the rare RV PARKING access. This exceptional home combines comfort, space, and functionality in a fantastic location close to schools, parks, shopping, and amenities. Don't miss this incredible opportunity to own a move-in ready family home in one of Airdrie's

most desirable communities!

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