

# **\$759,900 - 596 Windbrook Heights Sw, Airdrie**

MLS® #A2217545

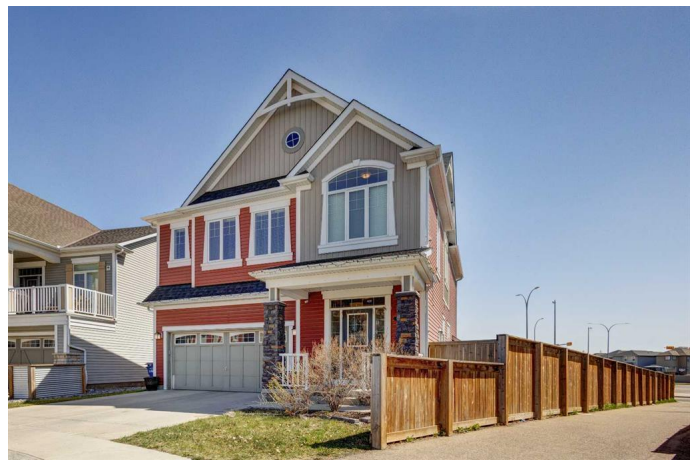
**\$759,900**

4 Bedroom, 3.00 Bathroom, 2,627 sqft

Residential on 0.14 Acres

Windsong, Airdrie, Alberta

Discover exceptional value in this beautifully maintained home, perfectly situated on a massive, pie-shaped lot offering privacy and plenty of room to enjoy the outdoors. High 9 feet ceiling for both main and upper floor. Step inside to find a bright and welcoming interior, flooded with natural light thanks to an abundance of large windows throughout. The main level features an open-concept layout complemented by a warm, neutral colour palette, ideal for both everyday living and entertaining. The spacious living room is anchored by a cozy gas fireplace decorated with stone, while the gourmet kitchen impresses with granite countertops, stainless steel appliances, a large central island, pantry and ample cabinetry for storage. The adjacent dining area easily accommodates family gatherings and opens directly onto a deck overlooking the expansive backyard—perfect for summer barbecues and outdoor fun. Also on the main floor is a versatile den/flex room, ideal for a home office or playroom, along with a convenient powder room. Upstairs, you'll find a huge bonus room perfect for gatherings and entertainment. The elegant primary bedroom is your personal retreat, complete with a luxurious 5-piece ensuite featuring a soaker tub, separate tiled shower and dual vanities. Three additional, generously sized bedrooms, a full bathroom and a laundry area perfectly completes the upper floor. The featured wall through-out house enhances the beauty of each room. The unfinished basement has its



own separate entrance and offers a blank canvas with endless potential to develop additional living space, a home gym or a secondary suite (subject to approval and permits). A double attached garage provides secure parking and additional storage. This home is ideally located close to parks, schools, shopping, and major roadways. Overall, this home offers the perfect blend of space, style, and functionality. Don't miss your chance to own this exceptional property with no rear neighbours. Check 3D virtual tour and come visit this lovely home that could be your place to start a new life.

Built in 2013

**Essential Information**

MLS® #	A2217545
Price	\$759,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,627
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	596 Windbrook Heights Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3V9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Separate Entrance
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Rain Gutters
Lot Description	Landscaped, Level, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	101
Zoning	R1-U

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.