

**717 Windrow Manor SW**  
**Airdrie, Alberta**

**MLS # A2216505**



**\$775,000**

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

|                    |                                                                                         |                   |      |
|--------------------|-----------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate                                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters |                   |      |

**Inclusions:** NA

Welcome to your future home! This beautifully maintained 4-bedroom, 3.5-bathroom property offers a perfect blend of comfort, style, and convenience. Located in a desirable neighbourhood, this home features a spacious layout, modern finishes, and abundant natural light throughout. Enjoy the spacious kitchen with features like quartz countertops, stainless steel appliances, cozy living spaces, and a serene backyard perfect for relaxing or entertaining. With close proximity to schools, shopping, Pickleball court and other playgrounds, this home is ideal for families and professionals alike. With modern finishes, a functional layout, and an income-generating illegal basement suite (currently rented), this home has everything you need. &mdash;this is not going to last long! Don&rsquo;t miss this opportunity&mdash;schedule your private showing today!