

**633 Windrow Manor SW**  
**Airdrie, Alberta**

**MLS # A2267101**



**\$699,900**

|                  |                                                                      |               |                  |
|------------------|----------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Windsong                                                             |               |                  |
| <b>Type:</b>     | Residential/House                                                    |               |                  |
| <b>Style:</b>    | 2 Storey                                                             |               |                  |
| <b>Size:</b>     | 2,610 sq.ft.                                                         | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 3                                                                    | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Private Electric Vehicle Charging Station(s) |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                            |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space                              |               |                  |

|                    |                                                                                                                  |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace Insert, Forced Air, See Remarks                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                                                                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Other                                                                                                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                                                       | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete                                                                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

This stunning 2023 Mattamy-built residence has been meticulously maintained and loaded with custom touches. With 9-ft ceilings throughout (including the basement), the main floor feels bright and spacious, featuring 8-ft doors, upgraded hardware, and elegant railing. The chef's kitchen boasts full-height soft-close cabinets, quartz countertops, valance lighting, a walk-in pantry, 36" cooktop and range, built-in KitchenAid & Bosch appliances, garburator, RO faucet, and an upgraded backsplash. The luxurious primary bedroom features large windows, his and her closets, and a spa-inspired 5-piece ensuite with a frameless shower, while all bathrooms include elongated soft-close toilets. Additional highlights include a 200 AMP electrical upgrade, Culligan water treatment system (softener & RO), drip humidifier, EV car charger in the garage, AC rough-in, side entry, and a basement with 9-ft ceilings plus laundry and bathroom rough-ins. Steps away from parks, convenience stores, and schools. This home also sits just a short walk from Airdrie's newest upcoming recreation centre. This location offers the perfect blend of comfort, accessibility, and lifestyle convenience.