

\$530,000 - 636 Windbrook Heights Sw, Airdrie

MLS® #A2134744

\$530,000

3 Bedroom, 3.00 Bathroom, 1,265 sqft

Residential on 0.07 Acres

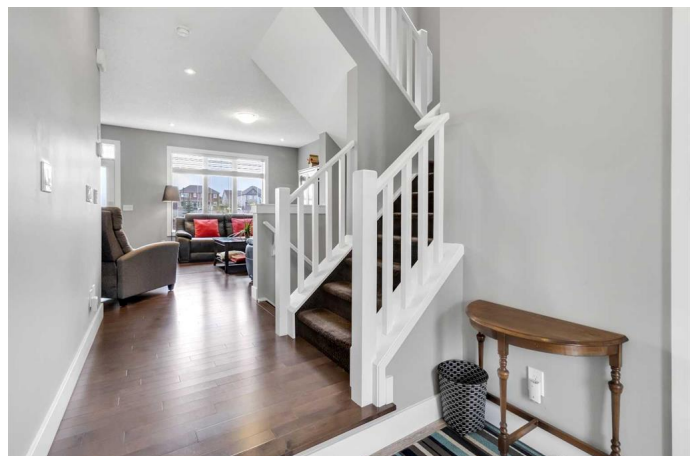
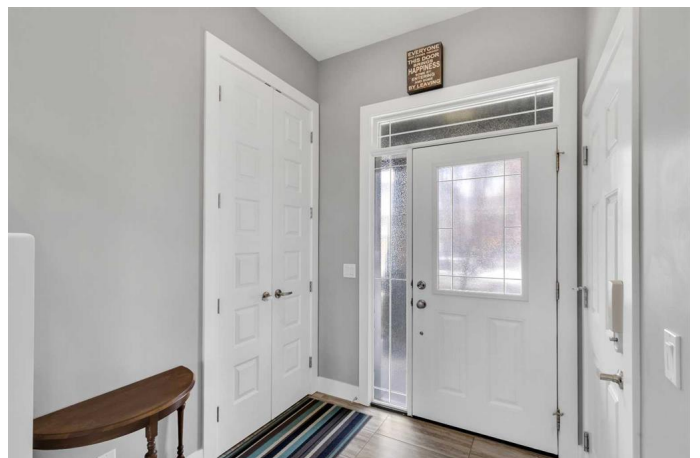
Windsong, Airdrie, Alberta

Welcome to 636 Windbrook Heights! Could you tell this meticulously cared-for home is 10 years old? I think not! The main level is a cozy, open floor plan with a nook kitchen area, with beautiful quartz countertops and stainless steel Samsung appliances. Three bedrooms and two bathrooms occupy the upper level. The unfinished basement has rough-ins for an additional bathroom, as well as the potential for a fourth bedroom or additional living space.

Convenient shelving and an upright freezer are offered as inclusions in the single-car attached garage. A spacious backyard facing 40th Ave means no backside neighbors! Fragrant lilac trees bloom in the front and back yards, and the backyard has plenty of space for a nice deck, a garden, or whatever you envision!

Windsong is a really great neighborhood, and Windbrook Heights, in particular, is a quiet, family-friendly street - you will see neighborhood children playing safely together all the time! The home is just down the street from a small playground or a 5-minute bike ride to Chinook Winds Park, one of Airdrie's best parks, with baseball diamonds, a skate park, splash park, beach volleyball courts, and more! Windsong Heights K-9 School is only a 5-minute walk, and W.H. Croxford High School for grades 10-12 is an easy 5-minute bike ride.

Groceries, gas, and a wide variety of amenities are moments away, across 8th St in Cooperstown Plaza. Head out of the



neighborhood on 40th Ave, and you're a quick 20-minute drive to the airport or 30 minutes to downtown Calgary.

Built in 2013

Essential Information

MLS® #	A2134744
Price	\$530,000
Sold Price	\$555,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,265
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	636 Windbrook Heights Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3V9

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Bathroom Rough-in, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 8th, 2024
Days on Market	16
Zoning	R1-U
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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