

# \$615,000 - 523 Windbrook Heights Sw, Airdrie

MLS® #A2250276

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,804 sqft

Residential on 0.06 Acres

Windsong, Airdrie, Alberta

Welcome to Your Dream Home in Windsong!

Tucked away on a quiet, family-friendly street in the sought-after community of Windsong, this 3 bedroom, 2.5 bath beauty offers over 1800 square feet of thoughtfully designed living space—and it's ready to welcome you home!

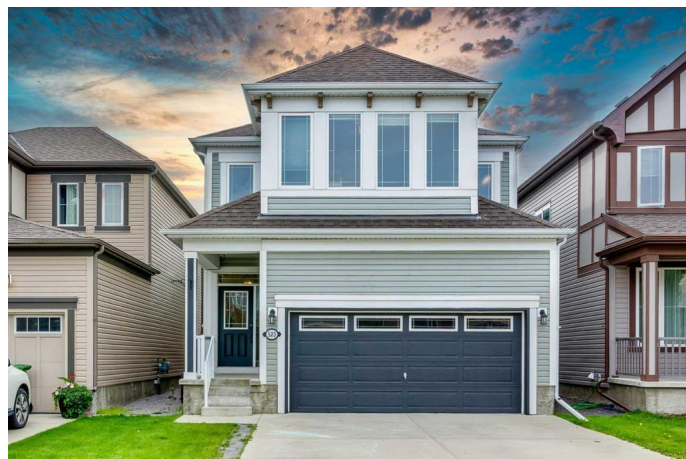
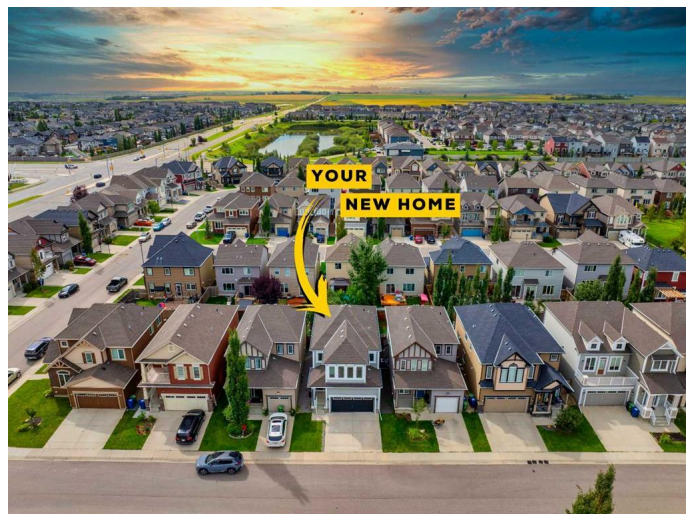
Step inside to a bright, open layout designed for everyday living and entertaining. The double attached garage makes winters easy, and the unfinished basement is a blank canvas ready for your personal touch—home gym? movie room? extra bedroom? You decide!

But wait till you step outside... The south-facing backyard is your own private oasis, complete with a gorgeous pergola-covered deck—perfect for sunny morning coffees or evening BBQs with friends.

Commuters rejoice! Quick access to Deerfoot makes getting to Calgary a breeze. Plus, you're just minutes from shopping, schools, parks, and everything your family needs.

Whether you're upsizing, downsizing, or just-right-sizing, this Windsong beauty checks all the boxes.

Don't wait—book your showing today and come see why this could be the one!



Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250276    |
| Price          | \$615,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,804       |
| Acres          | 0.06        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 523 Windbrook Heights Sw |
| Subdivision | Windsong                 |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 3X3                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s), See Remarks                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                  |
| Cooling           | Central Air                                                                                                                 |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 55                |
| Zoning         | R1-U              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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