

633 WINDROW Manor SW  
Airdrie, Alberta

MLS # A2248614



**\$759,900**

|                  |                                                                       |               |                  |
|------------------|-----------------------------------------------------------------------|---------------|------------------|
| <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>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage |               |                  |
| <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>   | See Remarks                                                                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                                                                                   | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete                                                                                                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | EV Car charger                                                                                                                               |                   |      |

This stunning 2023 Mattamy-built residence has been meticulously maintained and loaded with custom touches. With 9 ft ceilings throughout, 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 suite offers a massive bedroom with big windows, his and her closets, and a spa-inspired 5-piece ensuite with frameless shower, while all bathrooms feature modern elongated toilets with soft-close lids. Additional highlights include a 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-in—perfect for a secondary suite. Close to a secondary school, with a new K-8 currently under construction just a few steps away, this location is ideal for families. Marinated with care, this beautifully upgraded home is a rare opportunity combining luxury, functionality, and income potential.