



**GRASSROOTS**  
REALTY GROUP

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**305 Windford Green SW  
Airdrie, Alberta**

**MLS # A2214048**



**\$449,900**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,469 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, See Remarks, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, See Remarks, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-BTB
<b>Foundation:</b>	Poured Concrete, See Remarks, Slab	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, Quartz Counters, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	Electric fireplace in the living room		

Amazing opportunity awaits in South Windsong! Discover unparalleled living in this stunning, NO CONDO FEE, 3-storey townhome in Airdrie's sought-after South Windsong. Boasting 1,468 SqFt of meticulously upgraded space, this home is designed for modern comfort and effortless entertaining. Step inside to find a spacious foyer, leading to a bright, open-concept living area bathed in natural light. The chef-inspired kitchen features quartz countertops, an oversized island, and stainless steel appliances, perfect for culinary adventures. Relax and entertain on the expansive balcony, complete with a BBQ gas line. Two spacious primary bedrooms, each with ensuite bathrooms and custom built-in office desks, offer ultimate privacy and convenience. Enjoy luxury finishes throughout, including upgraded flooring, tile, and custom closet organizers. The finished garage with epoxy floors and ample storage completes this exceptional package. Located within walking distance to parks, schools, and shopping, this is more than a home &ndash; it's a lifestyle. This is also a fantastic opportunity for first-time buyers or those looking for a low-maintenance lifestyle. Don't miss out! Call today for your private showing.