



**GRASSROOTS**  
REALTY GROUP

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**145 Windstone Avenue SW**  
**Airdrie, Alberta**

**MLS # A2220580**



**\$435,000**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,414 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Front Yard, Many Trees, Street L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-BTB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Second Refrigerator in Garage

Discover this exceptional three-storey corner townhouse in Windsong - it's a rare find WITHOUT condo fees! Perfectly positioned beside serene green walking paths and just steps from schools and playgrounds, this inviting home offers the ideal blend of natural beauty and friendly neighborhood conveniences. You'll enjoy the privacy of sharing only one common wall, while added windows along the exterior flood the interior with natural light. Step inside to find a welcoming foyer with a coat closet and space for additional furniture. There's also direct access to the attached single garage and a private laundry room tucked away on this lower level. The main level reveals an airy and open design featuring a wide living room with multiple options for positioning furniture. The warm kitchen cabinetry harmonizes beautifully with coordinating countertops and quality stainless steel appliances; including a brand new refrigerator with a waterline AND a brand new dishwasher. A charming window-side reading bench creates the perfect nook for quiet moments, while the keyhole design from the kitchen sink provides views to the formal dining area. This formal space offers access to a front-facing balcony overlooking the green space and more. What truly distinguishes this home is its collection of exquisite designer wallpapers imported directly from Germany, each selected for its unique texture and timeless appeal. Professionally installed throughout key feature rooms including: the dining room, main floor powder room, and both upstairs bedrooms. These sophisticated wall coverings elevate each space tastefully. Upstairs, the primary bedroom suite features a generous walk-in closet and direct views to the walking path, it also has immediate access to the 4-piece bathroom. The secondary bedroom is a functional space ideal for children, guests, or serves well as an

office. This exceptional property has an ENVIABLE location - You're walking distance to schools, playgrounds, and scenic ponds, while also only being a few kilometers from a vibrant shopping district. With the remarkable advantage of NO condo fees, this townhome presents outstanding affordability. It's the perfect blend of STYLE, COMFORT, and VALUE in one of Airdrie's most convenient communities. Let's not forget, your only 10 minutes to Cross Iron Mills and 12 minutes to Calgary limits from here. Be sure to view the virtual iGuide, and book your showing today!