

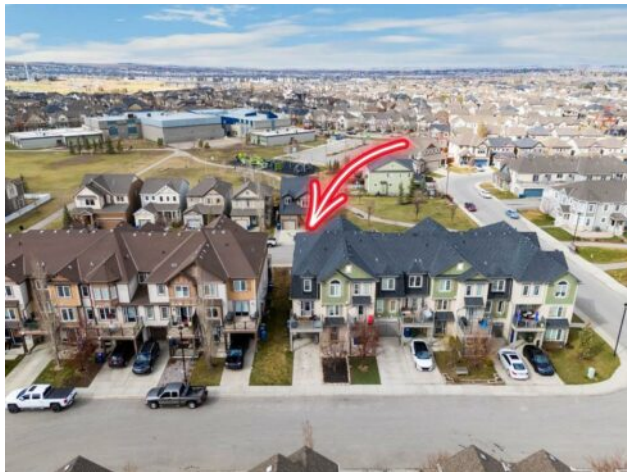


**GRASSROOTS**  
REALTY GROUP

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**116 Windstone Mews SW**  
**Airdrie, Alberta**

**MLS # A2227093**



**\$419,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,433 sq.ft.	<b>Age:</b>	2011 (14 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>	Corner Lot, Landscaped		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-BTB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Quartz Counters		

<b>Inclusions:</b>	N/A
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Open House - June 07, 12-3 PM. **\*\*SOUTH FACING - NO CONDO FEE - UPDATED - CORNER UNIT\*\*** Welcome to this beautifully updated, move-in-ready CORNER UNIT townhome on a quiet street in desirable SW Airdrie. With NO CONDO FEES, this home is perfect for first-time buyers, downsizers, or investors looking for excellent value. Enjoy the fresh feel ,BRAND NEW LUXURY VINYL PLANK, NEW CARPET on stairs and NEW LUXURY VINYL TILE in the bathrooms. As a corner unit, this home is filled with natural light and offers enhanced privacy. The entry level welcomes you with a spacious foyer, a laundry room and a utility/storage area plus convenient access to the oversized single garage and an additional front parking pad. On the main floor, you'll find a bright and open-concept living space complete with a modern kitchen featuring island seating, a PANTRY, and a separate dining area. The cozy living room opens to a private balcony, perfect for your morning coffee or evening wind-down. Upstairs, you'll find two spacious bedrooms, including a primary suite with a WALK-IN closet and ENSUIT. Situated steps away from a school and park, just a short stroll from Coppers Crossing shopping and with effortless access to the new 40th Avenue exit into Calgary, this home delivers unbeatable convenience and low-maintenance living. Don't miss your chance to call this corner gem your own—schedule your private showing today!