



**GRASSROOTS**  
REALTY GROUP

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**228 Windbury Lane**  
**Airdrie, Alberta**

**MLS # A2230521**



**\$499,000**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Shingle Siding, Stone, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

**\*\*NO CONDO FEE | END UNIT\*\*** Welcome to 228 Windbury Lane SW in the vibrant community of South Windsong Airdrie. This upgraded 3-bedroom, 2.5-bath end-unit townhome offers 1,508.3 sqft of beautifully finished living space on a 2,233 sqft corner lot—directly across from a park and walking paths, and close to some of Airdrie’s best schools. Step into a bright, open-concept main floor featuring luxury vinyl flooring, LED pot lights, and knock-down ceilings. The modern kitchen is a showstopper with premier quartz countertops, stainless steel appliances, an upgraded electric stove, chic cabinetry, and a large island with seating—perfect for family meals or entertaining. Upstairs, three spacious bedrooms include a primary suite with a stylish tiled ensuite shower. Both bathrooms boast upgraded tile work, while the upper bonus room provides a cozy retreat or play space. The home also features a direct TV conduit in the living room for seamless mounting and cable-free walls. A double attached garage with 220V electric rough-in adds convenience and future EV potential. With no pets, no smoking, and meticulously maintained interiors, this home is move-in ready. Note: - The frontage and the lot area is an approximate and will be confirmed once the RPR is recieved.