



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

17 Southwinds Link SW
Airdrie, Alberta

MLS # A2233989



\$494,899

Division:	Southwinds		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: NONE

BRAND NEW | NO CONDO FEE | 3 BEDROOMS | 2.5 BATHROOMS | DOUBLE ATTACHED GARAGE | Welcome to this NEW beautifully designed 2-storey NO CONDO FEE townhome in the sought-after community of SOUTHWINDS in AIRDRIE! Offering a front porch ,3 spacious bedrooms, 2.5 bathrooms, Triple Glazed Windows, Wireless light controls and a double attached garage with unfinished basement, this home is perfect for families and professionals alike. Step inside to a bright, open-concept main floor featuring stylish LVP flooring throughout. The modern kitchen is equipped with quartz countertops, upgraded stainless steel appliances, and a generous dining area, perfect for entertaining. A cozy living room and convenient half bath complete the space. Upstairs, you'll find a generous sized primary bedroom with a 4-piece ensuite and a walk in closet, two additional well-sized bedrooms, a second full bathroom, and a large balcony—ideal for relaxing with your morning coffee. The unfinished basement comes with plumbing rough ins for potential future development.This home also comes with comes with a 200-amp panel, EV charging rough in, and solar panel rough-in.Nestled in a family-friendly community, this home is short distance from shopping, ponds and Highway. Enjoy the charming front porch, upper-floor laundry, and the convenience of NO condo fees! Don’t miss out—schedule your showing today!(Some of the property images are virtually staged)