



**GRASSROOTS**  
REALTY GROUP

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

**167 Windstone Crescent SW  
Airdrie, Alberta**

**MLS # A2234492**



**\$399,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding
<b>Foundation:</b>	Slab
<b>Features:</b>	See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-BTB

**Utilities:** -

**Inclusions:** Call seller directly

Beautiful Corner Unit with NO CONDO FEES ! This home offers 4 Bedrooms, 2.5 Baths, Generous Living Area 1482.4 Sqft, Attached Oversize Single Garage 288.3 Sqft. The total Area is 1770.7 Sqft. Master Bedroom Fresh Paint, laminate Flooring, with a 4PC private bathroom ! Main level welcomes you to an open foyer with access to a multi-use room that you can be used as 4th Bedroom. The 2nd level has a open concept Family room that leads to a large balcony for outdoor enjoyment, kitchen with generous cabinet & counter space, and very good size dining area with new laminate floor. The brand-new stainless fridge washer and dryer. The upper level has 3 good size bedrooms, 2 Full bathrooms and large Master with -vaulted ceilings, walk-in closet and Master Ensuite! This home offers an Excellent Location at the quiet street, being a short walking distance to elementary and high schools, parks, and shopping at Coopers Town Promenade! This home is a MUST SEE !