



**GRASSROOTS**  
REALTY GROUP

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**1421 Windstone Road SW**  
**Airdrie, Alberta**

**MLS # A2237986**



**\$469,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,329 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

**Inclusions:** none

Immaculate 2-Storey Home with Double Garage, Stunning Deck & NO Condo Fees! Welcome to your move-in ready dream home in the heart of Windsong &mdash; offering over 1300 sq. ft. of bright, comfortable living space, a double attached garage, and best of all&hellip; NO CONDO FEES! Step inside and fall in love with the warm, inviting main floor featuring rich hardwood floors and a smart, open-concept layout. The cozy living and dining area flow seamlessly into a well-appointed kitchen, complete with raised eating bar, ample cabinetry, a full black appliance package, and sleek tile floors. A handy 2-piece bath completes this level &mdash; perfect for guests. Upstairs, the spacious primary bedroom boasts a walk-in closet and private 4-piece ensuite, while two more bright bedrooms share another modern full bathroom. Need a bonus space? You&rsquo;ll love the expansive upper loft that opens to your massive west-facing deck &mdash; an entertainer&rsquo;s paradise or the perfect spot to unwind and watch the sunset. The undeveloped basement offers endless possibilities with an egress window, bathroom rough-in, and laundry space &mdash; ready for your personal touch. Tucked off a paved alley, the double attached garage adds convenience and extra storage. Families will appreciate the playground just outside the backyard, and the location can&rsquo;t be beat &mdash; steps from Windsong Heights School (K&ndash;8) and minutes to Chinook Winds Park with a splash park, skate park, and more! ?? Don&rsquo;t miss your chance to own this gem with premium features and an unbeatable lifestyle. Book your showing today!