



**GRASSROOTS**  
REALTY GROUP

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**406 Windbury Link SW  
Airdrie, Alberta**

**MLS # A2239417**



**\$499,999**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to this beautiful 2022 built Townhouse in the sort after community of Southwinds, Airdrie SW where affordability meets great Value. NO CONDO FEES | 3 BEDS | 2.5 BATH | DOUBLE ATTACHED CAR GARAGE | VACANT |. Facing South the unit provides you with the benefit of increased natural sunlight and the potential of passive solar heating can help offset the costs of heating during winters, making it a desirable feature for many home owners. The north facing balcony attached with the primary bedroom creates a comfortable, cool space for you to relax and ideal for shade loving plants while providing consistent natural light throughout. This meticulously designed townhome provides you with the mix of a beautiful location , space and functionality. The main floor features a bright front living room, dining space, a front entry closet and a modern kitchen with quartz countertops, stainless steel appliances, a central island, and plenty of cabinet space, a 2-piece bathroom, a mudroom with built-in shelving. Upstairs offers three generously sized bedrooms, including a primary suite with a huge walk-in closet, 4-piece en suite, and direct access to the balcony. Two additional bedrooms, another full 4-piece bathroom, and upper-level laundry makes it a full package. The unfinished basement includes plumbing rough-ins for future development. A double attached garage with paved rear lane access, a welcoming front porch, and a family-friendly location close to Windsong Heights School, Chinook Winds Regional Park, playgrounds, and shopping make this a fantastic opportunity in one of Airdrie's desirable newer communities.