



GRASSROOTS
REALTY GROUP

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

140 Windford Grove SW
Airdrie, Alberta

MLS # A2239975



\$459,800

Division:	Southwinds		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,478 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Level, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage		
Inclusions:	N/A		

HOME SWEET HOME! This is your rare and incredible opportunity to own a spectacular END UNIT Townhouse WITHOUT CONDO FEE'S nestled across from a greenspace in South West Windsong in amazing Airdrie! This magnificently modern 3 storey Townhouse offers 3 bedrooms, 1.5 bathrooms, 1,478+ SQFT of immaculately maintained living space, CENTRAL AC and an attached garage. Heading inside you will be blown away by the outstanding open concept floor plan complete with luxury vinyl plank flooring and sophisticated finishing's. The main floor offers a convenient laundry room and the welcoming front foyer. On the 2nd floor you will find the gourmet chef's kitchen complete with stainless steel appliances, a stunning granite island with an eating bar, granite countertops and ample cabinet space. Completing this floor is the formal dining area, spacious sun-drenched living room, 2 piece vanity bathroom and the large balcony to enjoy your tranquil views of the greenspace/ playground. Upstairs you will find two great-sized bedrooms and the dreamy primary retreat with tons of space, dual closets and access to the wonderful 4 piece bathroom. Outside, boasts a beautifully manicured yard, spacious balcony to enjoy your private oasis and an attached garage with extra driveway parking. This unrivalled location is steps from a playground, pathways and a pond, shopping, restaurants, schools, public transportation, parks, easy access to Highway 2 and a quick drive to Calgary. Don't miss out on this exciting opportunity for investors and home buyers alike. This home is a MUST VIEW! Book your private viewing today!