



GRASSROOTS
REALTY GROUP

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

2 Windstone Lane SW
Airdrie, Alberta

MLS # A2240959



\$479,900

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,362 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

Heating: High Efficiency, Forced Air

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2-T

Utilities: -

Inclusions: TV Mount/TV/Speakers/Receiver in Living Room, Alarm Hardware (no contract)

Wow! One of the BEST locations in Windsong both fronting & siding onto green space + NO CONDO FEES! Over 1360 SF with Central AC, NEW hi-efficiency furnace and the most sought after END unit plan. Perfect for the family with 3 bedrooms up + 2 minute walk to school/playground, quick access to shopping, Chinook Winds Park + so much more. Inviting layout features a spacious living room with large picture window and separate kitchen with crisp white cabinetry, breakfast bar and window overlooking green space. Terrific dining area with loads of natural light from the turret windows, great storage + 2-piece bath. Upper level offers a lovely primary bedroom with a 3-piece ensuite and generous double closets. 2 more roomy bedrooms, a 4-piece family bath + bonus room (possible den/playroom/flex space) with access to your awesome deck. Double attached garage, New window in living room, basement with laundry and storage (loads of potential for future development) + incredible pride of ownership. BONUS: TV/Speakers/Receiver in living room are also included!