



GRASSROOTS
REALTY GROUP

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329 Windbury Road SW
Airdrie, Alberta

MLS # A2244821



\$444,900

Division:	South Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,444 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Insulated, On Street, Rear Drive		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

3 BEDS | 2.5 BATHS | DOUBLE CAR GARAGE | NO CONDO FEES — This 2022-built townhome in Southwinds, Airdrie SW offers the ideal combination of space, functionality, and location—with no condo fees and thoughtful design throughout. The home is east-facing, bringing in beautiful morning light through the front windows, while the west-facing private balcony off the primary bedroom lets you enjoy evening sunsets. The main floor features a bright living room at the front, a dining space, and a modern kitchen with quartz countertops, stainless steel appliances, a central island, and plenty of cabinet space. You’ll also find a 2-piece bathroom, a mudroom with built-in shelving, and a front entry closet for extra storage. Upstairs offers three generously sized bedrooms, including a primary suite with a huge walk-in closet, 4-piece ensuite, and direct access to the balcony. Two additional bedrooms, another full 4-piece bathroom, and convenient upper-level laundry complete the layout. 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.