



GRASSROOTS
REALTY GROUP

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333 Windbury Road SW
Airdrie, Alberta

MLS # A2245168



\$479,990

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your dream home – a beautiful NO CONDO FEE townhome with a DOUBLE ATTACHED GARAGE in a prime location! Whether you're a first-time buyer, growing family, or savvy investor, this property checks all the boxes. Step inside to discover a bright, open-concept main floor featuring an elegant kitchen with sleek stainless steel appliances and modern finishes — perfect for cooking and gathering. The kitchen flows seamlessly into the dining area and a cozy living room, creating an inviting space for entertaining or everyday living. A rare find in townhomes, the attached double garage offers everyday convenience and additional storage, directly accessible from the main level. Upstairs, the spacious primary suite serves as a relaxing retreat with a 4-piece ensuite, a massive walk-in closet, and access to a private upper balcony — ideal for morning coffee or evening wind-downs. Two additional well-sized bedrooms, a full bathroom, and a separate laundry room with upgraded washer/dryer provide ample space and functionality for the whole family. Enjoy the landscaped front yard and spacious porch, perfect for enjoying the peaceful, family-friendly neighborhood. The unfinished basement with roughed-in plumbing is ready for your future vision — whether that's a home office, gym, or guest suite. Located just minutes from schools, parks, shopping, and dining, this home offers the ideal balance of style, space, and location.