



GRASSROOTS
REALTY GROUP

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14 Windford Crescent SW
Airdrie, Alberta

MLS # A2247350



\$476,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | South Windsong | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,260 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Back Lane, Low Maintenance Landscape, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, See Remarks | | |

Inclusions: Wooden pergola-style frame located on the back patio

Welcome to your new home sweet home! This NO CONDO FEE townhome is bursting with style, comfort, and all the extras you've been searching for — set in a vibrant community where the neighbours truly look out for each other. From the moment you step inside, you'll feel the warm, inviting vibe. The open-concept main floor flows effortlessly, with a modern kitchen featuring sleek cabinetry, stainless steel appliances, and plenty of counter space for whipping up weeknight dinners or weekend feasts. Natural light pours in, making the space bright and welcoming all day long. Downstairs, the fully finished basement adds a whole new level of living—perfect for a home office, guest space, playroom, or gym. Step outside and you're just moments from parks, playgrounds, schools, and community pathways. With easy access to shopping, restaurants, and major routes, every convenience is within reach. And with amazing neighbours, it's the kind of place you'll instantly feel at home. This one has it all—no fees, no compromises, and no reason to wait. Come see it before it's gone!