



GRASSROOTS
REALTY GROUP

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

176 Windstone Link SW
Airdrie, Alberta

MLS # A2248276



\$417,000

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,345 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, See Remarks		

Inclusions:	NA
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OPEN HOUSE SUNDAY AUG 17 1 PM-4 PM. Fantastic opportunity to own this beautiful, bright 2-bedroom, 2.5-bath townhouse with NO CONDO FEES, perfectly situated on a quiet street across from a park and just steps away from schools, amenities, and Chinook Winds Park. Upon entering, you'll be welcomed by a spacious front foyer and the convenience of a large laundry room, along with direct access to the single attached garage. The main floor features an open-concept layout that flows from the living room to the kitchen and dining area. The kitchen is equipped with stainless steel appliances, ideal for any culinary enthusiast, and a breakfast bar perfect for casual dining. From the dining area, step onto the south-facing deck — the perfect spot for outdoor entertaining or enjoying your morning coffee in the sunshine. A convenient 2-piece bathroom completes this level. Upstairs, you'll find plush carpeting throughout, two generously sized bedrooms, and two bathrooms, including a private ensuite in the primary bedroom for added comfort and convenience. This home's location offers quick access to Calgary Airport, CrossIron Mills Mall, the QEII Highway, and is close to schools, parks, amenities, and scenic pathways — making it an ideal choice for families and professionals alike. With the option to include furnishings, this property also presents an incredible opportunity for investors looking for a turnkey rental. Don't miss your chance to call this stunning townhouse your new home!