



GRASSROOTS
REALTY GROUP

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1226 Windstone Road SW
Airdrie, Alberta

MLS # A2250928



\$399,900

Division:	Windsong		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,418 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: TV mounts in living room and primary bedroom, built in cabinets & floating shelves in living room

Beautiful 3-Storey Townhome with NO Condo Fees! This lovingly cared for home is located in the sought after community of Windsong and showcases thoughtful upgrades throughout. Featuring 2 bedrooms and 2.5 bathrooms and boasting over 1,400 sqft! The main level features a bright open-concept layout with a stylish kitchen offering rich dark cabinetry, stainless steel appliances, tile backsplash, granite counter tops and a breakfast bar. The spacious living room is filled with natural light from large windows, highlighting the hardwood floors and the custom feature wall. A generous dining area opens onto a sunny west-facing balcony, perfect for relaxing or BBQs. A convenient half bath and laundry complete this level. Stunning wood railing leads upstairs, where the primary suite offers a walk-in closet and 3-piece ensuite. A second well-sized bedroom and another full bathroom provide plenty of space for family or guests. The ground floor includes the utility room with extra storage and direct access to the oversized single attached garage!! Even the front landing offers room to sit and enjoy the outdoors and sunny exposure. The front yard features low-maintenance landscaping and artificial turf! This location is ideal for any buyer with close proximity to all amenities, schools, parks and pathways. Exceptional Value!