



**GRASSROOTS**  
REALTY GROUP

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**100 Windford Rise SW**  
**Airdrie, Alberta**

**MLS # A2251306**



**\$479,900**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Walk-In Closet(s)		

**Inclusions:** AC unit, Alarm hardware(no contract), Shelves in living room, wall mounted racks in garage entryway, garage shelving, standing shed in garage, basement shelves(brown), planters

Incredible opportunity to own this GORGEOUS AIR CONDITIONED end unit townhome with NO condo fees. Situated on a quiet street with front attached homes, you'll adore this quiet location with plenty of parking. Walking up to this property, you'll love the sweeping front verandah and the immaculately landscaped fenced front yard with a TURFED dog run. Inside, this home has been updated and has a fantastic layout. Being an end unit, you'll love the abundance of natural light. The kitchen has an eat up breakfast bar with modern stainless appliances and granite countertops. The dining space overlooks the private front yard and is great for morning coffees. The living room is amply sized and naturally bright. There is a convenient two piece bath on this level as well as access to the DOUBLE ATTACHED GARAGE. Upstairs, you'll discover a primary suite at one end with a walk-in closet and a 3 piece bath. A second primary suite is at the back with another walk-in closet and a 4 piece bath. There is also upper laundry and a flex space with doors that lead out to another private outdoor space perfectly suited for entertaining. The basement is unfinished and offers plenty of room for storage, with the option to develop in the future. This is a fantastic opportunity in a location I'd argue can't be beat in this price point. Walking distance to schools, parks and shopping.