



GRASSROOTS
REALTY GROUP

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

216 Windbury Lane SW
Airdrie, Alberta

MLS # A2254841



\$424,999

Division:	Airdrie Meadows		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,318 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window Coverings

NO CONDO FEES & Discover exceptional value and stylish living at 216 Windbury Lane SW, a beautifully upgraded 3-bedroom, 2.5-bath townhome nestled in the heart of South Windsong, Airdrie. Perfectly positioned directly across from a park and scenic walking paths, this home offers the ideal blend of comfort, location, and modern design—with zero condo fees. Step into a bright and inviting open-concept main floor featuring luxury vinyl plank flooring, knock-down ceilings, and an abundance of natural light. The designer kitchen is the true showpiece, showcasing sleek quartz countertops, stainless steel appliances, upgraded cabinetry, and a large central island with bar seating, making it perfect for hosting or enjoying casual family meals. Upstairs, the spacious primary suite offers a tranquil retreat with a luxurious tiled ensuite shower, while two additional bedrooms provide ample space for kids, guests, or a home office. Both bathrooms are finished with high-end tilework and modern fixtures for a spa-like feel. Enjoy the convenience of an attached garage, a private driveway, and a fully landscaped exterior—all just minutes from top-rated schools, shopping, and quick access to Deerfoot Trail, CrossIron Mills, and North Calgary. Whether you're a first-time buyer, a growing family, or looking to downsize without sacrificing style, this move-in-ready gem delivers the perfect balance of function and flair—all with no condo fees. Don't miss this rare opportunity!