



GRASSROOTS
REALTY GROUP

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

**2200 Windbury Greenway SW
Airdrie, Alberta**

MLS # A2258191



\$479,999

Division:	Southwinds		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Paved		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Irregular Lot		

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

Features: Bathroom Rough-in, Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)

Inclusions: N/A

NO CONDO FEES - PLENTY OF UPGRADES FROM BUILDER STAGE - FULL HEIGHT CABINETS IN KITCHEN - 10MM GLASS SURROUND SHOWER IN PRIMARY SUITE - AIR CONDITIONING - STEPS FROM BRAND NEW SCHOOL AND TOT LOT. Welcome to the home you've been dreaming of! This stunning, custom-designed 2-story townhome is perfectly situated kitty corner from a brand-new school currently being constructed and taking applications soon, just a stone's throw from Osborne Park and surrounded by everything you need in one of Airdrie's most coveted family-friendly neighborhoods. Picture yourself sipping coffee on your covered front veranda, watching your kids stroll to school. Step inside to an open-concept layout flooded with natural light, sleek premium vinyl plank floors, and a stunning upgraded lighting package throughout. The kitchen is a chef's dream with stainless steel appliances, pot lighting, full-height cabinetry, a large pantry with an embossed glass door, and a massive island—perfect for meal prep or gathering with friends. The living room invites you to relax and unwind while you enjoy your air conditioning on those hot days, with a cozy vibe that's perfect for family nights. Off the living room, you'll find a convenient 2-piece powder room and access to your oversized double garage, which is ideal for winter parking or your dream workshop. Upstairs, retreat to the spacious primary bedroom with peaceful neighborhood views, a walk-in closet, and a private en-suite featuring a gorgeous floor-to-ceiling tiled glass shower and quartz countertops. Two more generously sized bedrooms and another upgraded 4-piece bathroom give you endless options for family or home office space. Plus, the laundry room is conveniently located upstairs, and your rear-facing deck is the perfect

spot to catch some fresh air. The basement is a blank slate with a bathroom rough-in and large window—ready for you to add your personal touch, whether that’s a gym, home office, or more living space. With all these incredible upgrades and an unbeatable location, this home won’t last long. Book your private viewing today!