



GRASSROOTS
REALTY GROUP

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827 Windbury Street SW
Airdrie, Alberta

MLS # A2259537



\$520,000

Division:	South Windsong		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,426 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: NONE

HOME SWEET HOME! This is your amazing and rare opportunity to own a magnificently modern, stunning END UNIT, CORNER TOWNHOUSE WITH NO CONDO FEE! Nestled in the heart of the wonderful community of Windsong in Airdrie. This home was custom-built in 2023 offering 3 bedrooms, 2.5 bathrooms and 1,426 SQFT of move-in ready living space. Heading inside you will fall in love with the luxury vinyl plank flooring and upgraded finishing's and details. The main floor offers a bright foyer and utility room with tons of storage space. The 2nd floor offers a spectacular open concept floor plan with a gourmet chef's kitchen with elegant quartz countertops, quartz island with an eating bar, a pantry, and premium stainless-steel appliances. Completing the floor is 2 piece vanity bathroom, dining area with access to the spacious balcony and the large living room flooded in all the natural sunlight you could hope for. Upstairs features 2 generous sized bedrooms, convenient laundry room, a fantastic, upgraded 4 piece bathroom and your private oasis with a huge primary bedroom with a walk-in closet and 4 piece ensuite bathroom. Relax and unwind on the Southwest facing balcony on sunny days and bask in your breathtaking views. Another highlight feature is the single attached garage. This property is ideal for pet owners as well as there is a front yard space for your convenience. This unrivalled location is steps from a playground, pathways and a pond, shopping, restaurants, schools, public transportation, parks, easy access to Highway 2 and a quick drive to Calgary. Don't miss out on this exciting opportunity for investors and home buyers alike. This home is a MUST VIEW! Book your private viewing today!

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