



GRASSROOTS
REALTY GROUP

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

**353 Windford Green SW
Airdrie, Alberta**

MLS # A2262341

\$415,000



Division:	South Windsong		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,472 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Attached shelving (except dining room shelves)

Welcome home to this beautifully updated townhome in the family-friendly community of South Windsong. Perfectly located near playgrounds, green space, schools, and quick commuter routes, this property blends modern comfort with the easygoing lifestyle Airdrie is known for. Step inside to a bright, functional entry level with two storage closets and a brand-new washer and dryer tucked away for convenience. The attached single-car garage adds secure parking and extra storage for bikes, gear, or seasonal items. Up one level, the heart of the home unfolds in an inviting open-concept living area. Large windows draw in natural light across hardwood flooring, while the kitchen impresses with stainless-steel appliances, quartz countertops, new dishwasher, and plenty of prep and cabinet space. The adjoining dining area opens to a balcony with a gas line for your BBQ, creating a perfect indoor-outdoor flow for morning coffee or relaxed evenings with friends. A convenient two-piece powder room with new toilet and pedestal sink completes this level. New light fixtures throughout add a fresh touch, complementing the home's clean, contemporary design. Upstairs, you'll find three spacious bedrooms — a true highlight for families and a four-piece Jack-and-Jill bathroom with brand-new toilet and updated fixtures. The primary bedroom feels airy and generous, featuring two separate closets and direct access to the shared bath. The other two bedrooms are ideal for kids, guests, or a home office, and there's a handy linen closet in the hallway. Updates include a new dishwasher, new washer and dryer, new modern lighting, new toilets and recently refreshed finishes. Beyond your front door, South Windsong offers parks, walking paths, and quick connections to Cochrane, Calgary, and CrossIron Mills. Chinook Winds Park—just minutes

away—features ball diamonds, a splash park, and year-round recreation. With friendly neighbours, excellent schools, and nearby amenities including restaurants, groceries, and coffee shops, it’s no wonder this pocket of Airdrie is so popular. If you’re looking for an affordable, move-in-ready home with space for your family to grow, this one checks all the boxes. South Windsong is the kind of community where neighbours wave, kids ride bikes, and everything you need is close to home.