



GRASSROOTS
REALTY GROUP

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14 Windstone Lane SW
Airdrie, Alberta

MLS # A2262355



\$449,900

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,324 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, Open Floorplan, Storage		

Inclusions: TV Wall Mount

Spacious Townhome Across from the Park & Double Garage & Bonus Room with Balcony. Welcome to this bright and inviting 3-bedroom, 3-bathroom townhouse ideally situated across from a beautiful park. Featuring a double attached garage and thoughtful layout, this home offers the perfect balance of comfort and convenience. The main floor features an open-concept living space with laminate flooring, a stylish kitchen equipped with a breakfast bar, and ample storage throughout. Upstairs, a versatile bonus room opens to a large balcony with a gas line for your BBQ—perfect for entertaining or enjoying your morning coffee. All three bedrooms are generously sized, and the high-efficiency furnace ensures year-round comfort. The basement half bath is already roughed in, offering the potential to create a full bathroom if desired. Enjoy relaxing on your south-facing front patio, or take advantage of the unbeatable location steps from schools, parks, walking paths, transit, and shopping, with easy access to Calgary for commuters. Don't miss out, schedule your private showing today.