



GRASSROOTS
REALTY GROUP

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**2238 Windbury Greenway SW
Airdrie, Alberta**

MLS # A2270208

\$495,900



Division:	Southwinds		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,432 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Plug-In		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Wet Bar		

Inclusions: bar fridge in basement

****OPEN HOUSE Sunday December 21st, 1:00pm-3:00pm****Welcome home to this show-stopping townhome in SW Airdrie, perfectly designed for modern living — with no condo fees! Enjoy mountain views from your private patio and every thoughtful upgrade throughout. The main floor features an open concept layout with a chef-inspired kitchen, granite waterfall island, full-height cabinets with valance lighting, and stainless steel appliances. Plus a gas line making a gas stove possible. The living area showcases porcelain tile fireplaces and designer finishes that set this home apart. Upstairs, the spacious primary suite offers a walk-in closet, luxurious ensuite with a floating vanity and motion-sensor lighting, plus a private balcony to take in the mountain views. Two additional bedrooms, upper laundry, and a full bath complete the level. Downstairs you’ll find a beautifully finished basement with a wet bar and brand-new mini fridge, perfect for entertaining. Other highlights include sound and safe party-wall insulation, R80 insulation value, 48 pot lights, 48"x24" tile in baths and mudroom, TV walls in all bedrooms and living spaces, exterior garage plugs, and a second hose bib. Double garage, landscaped yard, and a location steps from parks and new schools make this home the full package. Move-in ready and truly upgraded to the max!