



**GRASSROOTS**  
REALTY GROUP

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**328 Southwinds Boulevard SW  
Airdrie, Alberta**

**MLS # A2274496**



**\$483,990**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

The Ripley End’s large front porch is a welcoming refuge to greet friends and connect with the neighborhood. This open concept living space creates the ultimate entertaining and family environment. A stunning kitchen with a quartz island breakfast bar invites everyone to pull up a chair, and a large living room offers extra space to hang out and relax. Upstairs, you'll find a conveniently located laundry room, a linen closet, a full bath, and a bright, spacious loft. Relax in the large primary bedroom, featuring a double hanging walk-in closet and an ensuite. Enjoy the convenience of a double attached garage, the energy savings of 8 solar panels and the freedom of no condo fees. More parking, more savings, and more privacy -without the extra monthly costs.