



GRASSROOTS
REALTY GROUP

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**1012 Windsong Drive SW
Airdrie, Alberta**

MLS # A2277461



\$499,000

Division:	Windsong		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,500 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Granite Counters, No Smoking Home, Walk-In Closet(s)		
Inclusions:	N/A		

UP COMING OPEN HOUSE, SUNDAY, JAN. 18TH 1:30 p.m. - 3:30 p.m. Welcome to 1012 Windsong Drive! This impeccably maintained home offers a move-in-ready experience with modern updates in an unbeatable location. Head upstairs to find brand-new laminate flooring throughout the upper level, complemented by updated light fixtures that create a bright, contemporary atmosphere. Practicality meets peace of mind with the inclusion of a brand-new washer and dryer set. Every corner of this property reflects true pride of ownership. The versatile basement is currently set up with wall mirrors—perfect for a home gym or dance studio—which the seller is happy to leave or remove at the buyer's request. Beyond the home, you'll enjoy an ideal lifestyle with schools, premier shopping, and all essential amenities just minutes away. If you are looking for a clean, updated home in the heart of one of Airdrie's most vibrant communities, this is the one!