



**GRASSROOTS**  
REALTY GROUP

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**216 Windbury Lane SW**  
**Airdrie, Alberta**

**MLS # A2279741**



**\$424,900**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Airdrie Meadows            |               |                  |
| <b>Type:</b>     | Residential/Other          |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 1,318 sq.ft.               | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached     |               |                  |
| <b>Lot Size:</b> | 0.03 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                  |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <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>   | Concrete, Vinyl Siding  | <b>Zoning:</b>    | R2-T |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks             |                   |      |

**Inclusions:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer

NO CONDO FEES & Discover exceptional value and stylish living at 216 Windbury Lane SW, a beautifully upgraded 3-bedroom, 2.5-bath townhome nestled in the heart of South Windsong, Airdrie. Perfectly positioned directly across from a park and scenic walking paths, this home offers the ideal blend of comfort, location, and modern design&mdash;with zero condo fees. Step into a bright and inviting open-concept main floor featuring luxury vinyl plank flooring, knock-down ceilings, and an abundance of natural light. The designer kitchen is the true showpiece, showcasing sleek quartz countertops, stainless steel appliances, upgraded cabinetry, and a large central island with bar seating, making it perfect for hosting or enjoying casual family meals. Upstairs, the spacious primary suite offers a tranquil retreat with a luxurious tiled ensuite shower, while two additional bedrooms provide ample space for kids, guests, or a home office. Both bathrooms are finished with high-end tilework and modern fixtures for a spa-like feel. Enjoy the convenience of an attached garage, a private driveway, and a fully landscaped exterior&mdash;all just minutes from top-rated schools, shopping, and quick access to Deerfoot Trail, CrossIron Mills, and North Calgary. Whether you're a first-time buyer, a growing family, or looking to downsize without sacrificing style, this move-in-ready gem delivers the perfect balance of function and flair&mdash;all with no condo fees. Don't miss this rare opportunity!