



GRASSROOTS
REALTY GROUP

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**996 Windsong Drive SW
Airdrie, Alberta**

MLS # A2281750



\$399,000

Division:	Windsong		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,317 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2-T

Utilities: -

Inclusions: N/A

If you're looking for a three bedroom home with a garage, no condo fees that's walking distance to both public and catholic K-12 schools and shopping, this is the one for you. This south-facing end unit offers a great sense of space and an abundance of natural light, flowing seamlessly through the living room, kitchen, and dining area. The kitchen is very functional, featuring a generously sized island, plenty of cabinet space, and a spacious dining area. Step outside to the patio, which is perfect for summer barbecues and entertaining. Upstairs, you'll find three bedrooms, including a spacious primary suite complete with an ensuite bathroom. Book your showing today!