

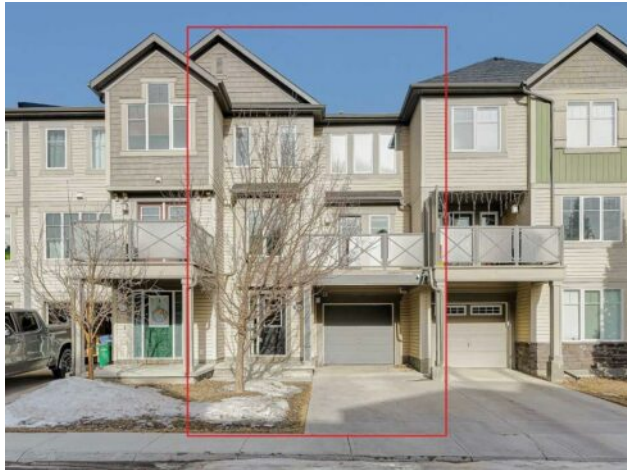


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

169 Windstone Park SW
Airdrie, Alberta

MLS # A2283531



\$405,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Windsong | | |
| Type: | Residential/Other | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,184 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Level, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-BTB |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Open Floorplan, Storage, Sump Pump(s), Walk-In Closet(s) | | |

Inclusions: None

This 2-bedroom, 3-storey townhome offers the freedom of absolutely NO CONDO FEES—no worries about future fee increases, special assessments, or unexpected condo-related costs. It features an oversized single attached garage with an extra-long driveway, making parking a breeze and never an issue. Located in the sought-after community of Windsong, this elegantly renovated home blends style, comfort, and functionality. From the moment you arrive, the sun-filled, south-facing entrance sets the tone for a home that feels warm, refined, and welcoming. Inside, a crisp white palette is beautifully complemented by a soothing sage green feature wall and rich wood paneling, adding depth and character throughout. New waterproof vinyl flooring flows seamlessly across the home, creating a cohesive and polished aesthetic. The main level features a generously sized entryway, a laundry room, direct access to the garage, and a mechanical room with additional storage, offering both functionality and convenience. The second floor showcases an open-concept layout with the kitchen, dining, and living areas seamlessly connected. The dining area is bathed in natural light and extends effortlessly onto a private south-facing balcony, making it the perfect spot for year-round BBQs, morning coffee, or evening relaxation. The thoughtfully designed kitchen features sleek appliances, including a newer dishwasher and a 2024 refrigerator, blending modern convenience with timeless appeal. Upstairs, two generously sized bedrooms offer comfort and tranquility. The primary suite includes a walk-in closet and direct access to the full bathroom, creating a private and functional retreat. A convenient half bath completes the well-designed layout. Additional highlights include nearby green space ideal for leisurely walks and an unbeatable location—just

minutes from schools and a full-service shopping plaza featuring Save-On-Foods, Shoppers Drug Mart, dining options, a gas station, and more. Move-in ready, impeccably updated, and free from condo fees, this is refined Windsong living at its best. Schedule your private showing today before this exceptional home is gone.