



**GRASSROOTS**  
REALTY GROUP

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**408 Windbury Link SW  
Airdrie, Alberta**

**MLS # A2284092**



**\$459,900**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,514 sq.ft.	<b>Age:</b>	2022 (4 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, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautiful end-unit home in the highly desirable and fast-growing community of South Windsong, Airdrie, one of the most happening neighbourhoods in the city, with a new K&ndash;9 school currently under construction, making it an excellent choice for families and long-term value. Ideally located just 10 minutes from CrossIron Mills, this home offers outstanding convenience while being close to major routes and everyday essentials. The thoughtfully designed layout features 3 spacious bedrooms and 2.5 bathrooms, along with a huge bonus room perfect for family living, entertainment, or a home office. The kitchen is equipped with stainless steel appliances, complemented by a separate laundry room for added functionality, and a dedicated powder room on the main floor for everyday convenience. The primary bedroom includes a walk-in closet, while the unfinished basement provides excellent potential for future development. Additional highlights include an attached double-car garage, AC rough-in, and a front porch with a BBQ gas line, ideal for outdoor enjoyment. This home perfectly blends comfort, location, and future potential in one of Airdrie&rsquo;s most exciting communities&mdash;don&rsquo;t miss this opportunity. BOOK YOUR SHOWING TODAY