



**GRASSROOTS**  
REALTY GROUP

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**408 Windbury Link SW  
Airdrie, Alberta**

**MLS # A2284092**



**\$459,900**

**Division:** South Windsong

**Type:** Residential/Triplex

**Style:** 2 Storey

**Size:** 1,514 sq.ft. **Age:** 2022 (4 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.04 Acre

**Lot Feat:** Back Lane, Corner Lot, Landscaped, Rectangular Lot

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding

**Zoning:** R2-T

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** 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**