



**1020 Windsong Drive SW
Airdrie, Alberta**

MLS # A2286518



\$459,900

Division:	Windsong		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,330 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: Dressers in Master Closet, Garage wall organizer, Ecobee thermostat, Alarm System (doorbell, security camera & sensors) \$27 - Telus - only if take over - if not assumed - then will replace doorbell with generic doorbell and items removed.

****OPEN HOUSE MARCH 21ST 12-3PM**** Welcome to 1020 Windsong Drive – a rare opportunity to own a NO CONDO fee townhome featuring 3 bedrooms, each with their own private ensuite bathroom, offering 1,753 sq ft of fully developed living space, a double attached garage, and an unbeatable location directly across from Windsong Heights School (K-9). From the moment you arrive, the home impresses with fantastic curb appeal and a welcoming presence. Step inside to a spacious tiled front entry that sets the tone for the quality throughout. Beautiful upgraded engineered maple hardwood floors flow seamlessly across the open-concept main level, creating warmth and elegance. The large living area is flooded with natural light from expansive south-facing windows. The adjacent dining area is charming and functional—ideal for everyday meals or hosting guests. The kitchen is both modern and sophisticated, featuring newer black SS appliances including an induction range, granite countertops, a granite undermount sink with a striking black faucet, and rich espresso cabinetry offering ample storage. A convenient eating bar with seating provides the perfect space for casual dining, morning coffee, or entertaining guests. A trendy 2-piece powder room with designer wallpaper and a stylish above-counter sink adds personality and flair to the main level. Convenient access to the double attached garage completes this floor, offering practicality for busy households. Upstairs, brand new carpet throughout the upper level and on the basement stairs adds comfort and a fresh, updated feel. The spacious bonus room provides a flexible living space and direct access to a full-size private balcony over the garage—perfect for BBQs or enjoying your drink of choice. This level offers 2 primary suites thoughtfully positioned on opposite

sides of the home for maximum privacy. The front primary retreat features numerous south-facing windows, a large walk-in closet, and a 4-piece ensuite complete with granite countertops, a tiled shower, and a relaxing soaker tub. The second primary suite at the rear also features a generous walk-in closet and a 3-piece ensuite with tiled shower and granite vanity. Upper-level laundry adds everyday convenience. The professionally permitted basement expands your living space with a 3rd bedroom that includes its own large walk-in closet and private 3-piece ensuite—ideal for guests, extended family, or older children. A cozy family room accented with stylish brick wallpaper offers the perfect spot for a home office, gym, or media lounge. This meticulously maintained home showcases numerous upgrades, including engineered maple hardwood flooring, new carpet on the upper level and basement stairs (installed Feb 5), fresh paint, updated lighting, and newer appliances. With NO condo fees, 3 bedrooms each with their own ensuite bathrooms, a double attached garage, and a prime location in the sought-after community of Windsong, this property offers exceptional value and versatility.