



**996 Windsong Drive SW  
Airdrie, Alberta**

**MLS # A2290573**



**\$399,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

\* Back on the market due to financing\* 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! Open House CANCELLED Sunday March 8th 2-4pm.