



**405 Windstone Grove SW
Airdrie, Alberta**

MLS # A2292789



\$395,000

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,251 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:	Rectangular Lot		

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

Inclusions: Door bell camera, Digital Thermostat, window blinds

Welcome to this bright and beautifully maintained townhouse with NO condo fees located in the desirable community of Windsong in Airdrie. Offering 1,251 sq ft of thoughtfully designed living space, this home combines modern finishes, functional layout, and exceptional natural light throughout. The entry level welcomes you with a spacious foyer and convenient laundry room, along with access to the single attached garage, which is notably large and deep — offering excellent storage or workspace potential in addition to parking. Upstairs on the main level, you’ll find a bright open-concept floor plan designed for comfortable everyday living and entertaining. The kitchen is surprisingly spacious, featuring quartz countertops, stainless steel appliances, and an abundance of counter space, making it the perfect hub for cooking and gathering. The kitchen flows seamlessly into the dining area and living room, creating a warm and inviting space filled with natural light from large windows. A convenient 2-piece bathroom completes this level. Step outside onto the front balcony, a great spot to enjoy your morning coffee or unwind at the end of the day. The upper level features two nicely proportioned bedrooms, including a generous primary bedroom with a walk-in closet, along with a 4-piece bathroom. The thoughtful layout offers both comfort and functionality for homeowners or guests alike. Built in 2013, this home offers modern style and low-maintenance living in one of Airdrie’s most popular communities. Windsong is known for its family-friendly atmosphere, parks, walking paths, and convenient access to schools, shopping, and major commuter routes, making it an ideal place to call home. With no condo fees, a bright open layout, large kitchen, private balcony, and attached garage, this home delivers exceptional value and comfort in a fantastic location. Don't miss

your chance to see this one today.