



**316 Windbury Road SW**  
**Airdrie, Alberta**

**MLS # A2295356**



**\$419,900**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,412 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-BTB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Are you dreaming of an end-unit townhome with no condo fees and an attached garage that shows like it's brand new? Welcome to 316 Windbury Road. This home boasts over 1,400 square feet of living space with upgraded finishes throughout. The main floor features an open layout that is filled with natural light, thanks to its west-facing exposure and additional windows available only in an end unit. The kitchen features quartz countertops, modern cabinetry, and sleek stainless steel appliances with a gas line should you wish to upgrade to a gas range. It seamlessly connects to the dining and living areas, creating an ideal space for entertaining. Enjoy summer evenings on your sunny deck with a gas line for easy bbqing. A powder room complements the main living level. Upstairs, you will find three bedrooms, including a spacious primary bedroom with an ensuite bathroom and a generous walk-in closet. The two additional bedrooms are well-sized and share a full bathroom. Plus, the upstairs laundry makes tackling chores a breeze. Located in the growing community of Southwinds, this home is conveniently close to parks, schools, and everyday amenities and has quick access to Deerfoot Trail.