



**468 Windstone Grove SW
Airdrie, Alberta**

MLS # A2298805



\$385,000

Division:	Windsong		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,369 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: Blinds, Garage Shelving

Hello, Gorgeous! Welcome to this beautifully maintained home in the sought-after community of Windsong in Airdrie, offering over 1,368 sqft of above-grade living space, no condo fees, and a layout designed for comfortable everyday living. This 2-bedroom, 1.5-bath home is an excellent opportunity for first-time buyers or investors looking for value, functionality, and a move-in ready property. The main living area is bright and inviting, featuring a well-designed layout with a spacious living room, dedicated dining area, and a functional kitchen complete with ample cabinetry, pantry storage, tiled flooring, and an oversized island perfect for casual dining or entertaining. Step outside to the private front balcony with glass privacy panels, aluminum railing, and BBQ hookup, creating an ideal space to relax or host. Upstairs, you’ll find two generously sized bedrooms, including a primary retreat with a large walk-in closet and convenient cheater ensuite access. A bonus nook at the top of the stairs provides flexible space for a home office, reading area, or additional storage. The lower level offers a spacious front entry, main floor laundry, and a large utility room with additional storage options. The fully drywalled single attached garage and driveway provide added convenience and practicality. Situated on a quiet, low-traffic street close to walking paths, parks, shopping, and everyday amenities, this home delivers a perfect balance of comfort, location, and long-term value.