



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**402 Windbury Link SW
Airdrie, Alberta**

MLS # A2207084



\$508,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Windsong | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,388 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Insulated | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Gazebo, Level, Low Maintenance Landscape | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows | | |
| Inclusions: | Gazebo, Patio Furniture, | | |

Investor Alert! Secure immediate cash flow with this hassle-free investment opportunity featuring no condo fees and a reliable tenant already in place, paying \$2,700/month. This well-maintained property offers steady income from day one and reduced risk of vacancy thanks to a tenant on lease who has expressed interest in staying long-term. With an attractive cap rate, this is the perfect fit for investors seeking stability, low maintenance, and strong returns. Don't miss your chance to grow your portfolio with this promising property! Welcome to this bright and stylish end-unit townhome in the desirable community of Windsong, offering abundant natural light with sunny south exposure, and a thoughtfully designed layout perfect for modern family living. Step onto the spacious, covered front porch—a warm and welcoming space to greet guests or enjoy a quiet coffee while connecting with the neighborhood. The open-concept main floor is ideal for entertaining, featuring a well-appointed kitchen with quartz countertops, a large island and breakfast bar, seamlessly flowing into the generous living room. A convenient powder room and direct access to the double attached garage complete the main level. Upstairs, you'll find three bedrooms, two full 4-piece bathrooms, and a central bonus room—perfect for family movie nights or a quiet workspace. The primary suite offers a walk-in closet with double-hanging storage and a private 4-piece ensuite. A dedicated laundry room and linen closet add extra functionality to the upper floor. Out front, enjoy your fully fenced yard with low-maintenance turf and a gazebo—the perfect spot to soak up the sun or entertain outdoors with ease. Located in the vibrant Windsong community, you'll enjoy quick access to parks, schools, shopping, walking paths, and Chinook Winds Regional Park—featuring splash parks,

playgrounds, sports fields, and more. Don't miss your chance to own an affordable, move-in-ready family home in one of Airdrie's most sought-after neighborhoods! Contact Tom today to book a private showing.