



GRASSROOTS
REALTY GROUP

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2232 Windbury Greenway SW
Airdrie, Alberta

MLS # A2295664

\$439,000



Division:	South Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,397 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Lawn, Low Maintenance Landscape, Rectan		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Location - Location - Location. Beautiful, less than 2 Years New, completely Freehold Townhouse. No condo fees. No HOA fees. Perfectly positioned facing a green space. A Kids park right from your front gate. This bright and inviting 3-bedroom, 2.5-bathroom townhome is for those who crave both comfort and style. Open-concept main floor with abundance of natural light. Spacious living area. Beautiful very functional kitchen boasts ample cupboard space, a central island, and a seamless flow into the dining area—perfect for entertaining or cozy nights in. Upstairs, the primary retreat features a walk-in closet, 4-piece ensuite, and a private rooftop patio—your own personal escape to enjoy the afternoon and evening sun or a quiet moment under the stars! Two additional bedrooms, a full 4-piece bathroom, and convenient upper-floor laundry complete this thoughtfully designed level. Tucked away at the back, the attached garage and paved rear lane provide effortless access, rounding out the perfect blend of functionality, charm, and modern living. BRAND NEW ELEMENTARY SCHOOL under construction nearby. With GREEN SPACE AT YOUR DOORSTEP AND A KIDS PARK JUST STEPS AWAY, plus the best of Southwinds just minutes away, this is your chance to experience low-maintenance living in this exciting new development.