



GRASSROOTS
REALTY GROUP

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132 Windford Grove SW
Airdrie, Alberta

MLS # A2308026



\$375,000

Division:	South Windsong		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,332 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	R-BTB
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to an ideal first home in a location that truly delivers. This bright, west-facing townhouse sits on a quiet street directly across from a beautiful park and greenspace, perfect for morning walks, evening sunsets, or simply enjoying a little extra breathing room right outside your door. Even better, there are no condo fees, helping keep your monthly costs predictable and affordable. Inside, the home offers a smart, functional layout designed for easy living. The main living space is warm and inviting, with durable flooring and a modern kitchen that checks all the boxes. Sleek cabinetry, stainless steel appliances, a sit-up island for casual meals, and plenty of lighting to keep things bright and welcoming. Step out from the dining area onto your private balcony, where you can BBQ, unwind after work, or take in the open park views. Upstairs, you'll find a spacious primary retreat complete with a walk-in closet and its own full ensuite. Your own comfortable space to recharge. A second bedroom and another full bathroom make this home a great fit for a roommate, guests, or even a home office. Having laundry on the upper level adds everyday convenience right where you need it. The attached garage with epoxy floors offers room for parking plus extra storage, making winter mornings that much easier. This home offers several upgrades including shelving and hooks at the entry, a vacuum system with attachments and the balcony door is fitted with in glass blinds for added privacy. What really sets this home apart is the location. You're just minutes from everyday essentials, and a variety of shops and services including groceries, coffee spots, restaurants, and more. With quick access out of the city and an easy drive to Crossiron Mills, commuting and weekend plans are simple. A move-in ready home, in a growing area, with no condo fees is an

opportunity that makes sense for getting into the market.