



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**553 Windstone Common SW**  
**Airdrie, Alberta**

**MLS # A2312651**



**\$420,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Windsong                                                                   |               |                   |
| <b>Type:</b>     | Residential/Four Plex                                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                                                   |               |                   |
| <b>Size:</b>     | 1,129 sq.ft.                                                               | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 2                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                     |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance |               |                   |

|                    |                                            |                   |      |
|--------------------|--------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                 | <b>Zoning:</b>    | R2-T |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, No Smoking Home, Storage |                   |      |

**Inclusions:** Catio

Welcome to 553 Windstone Common SW — a freshly painted townhome tucked away on a quiet street in the highly desirable community of Windsong. Offering a DOUBLE ATTACHED GARAGE and NO CONDO FEES, this move-in-ready home offers exceptional value in a prime location close to 8th Street, 40th Avenue, schools, shopping, and everyday amenities. The main floor features a spacious and functional layout with upgraded HARDWOOD flooring, a convenient additional 2-piece bathroom, a large living room, and direct access to the double attached garage. The stylish kitchen has been extensively upgraded with GRANITE countertops, stainless steel appliances, subway tile backsplash, pot lights, and a bright eat-in dining area. Upstairs, you’ll find TWO SPACIOUS PRIMARY SUITES, each complete with a full walk-in closet and private 4-piece ensuite — an ideal setup for families, guests, or roommates. Step outside to the HUGE SUNNY WEST-FACING BALCONY, perfect for entertaining or relaxing in the evening sun. The unfinished basement provides excellent storage and includes plumbing rough-ins for future development. Tons of extra storage space can be found in both the basement and oversized double garage. This move-in-ready home shows pride of ownership and ready for immediate possession. Book your private viewing today!