



GRASSROOTS
REALTY GROUP

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1507 Windstone Road SW
Airdrie, Alberta

MLS # A2318257



\$480,000

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,268 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

NO CONDO FEES! Showcasing pride of ownership throughout, this impeccably maintained and fully developed 4-bedroom home offers an exceptional blend of style and functionality. Ideally located within walking distance to schools, parks, a shopping plaza, and a variety of everyday amenities, this property presents a rare opportunity for both homeowners and investors. Living space of almost 1800 Square feet, Designed with modern living in mind, the bright and spacious open-concept main floor is enhanced by large windows that fill the home with natural light, while rich hardwood flooring adds warmth and elegance throughout the living spaces. The well-appointed kitchen serves as the heart of the home, offering ample cabinetry, generous counter space, and a seamless flow for both daily living and entertaining. The attached double garage provides added convenience and is a sought-after feature rarely found in similar properties. Upstairs, the spacious primary suite offers a private retreat complete with a walk-in closet and a full ensuite bathroom. Two additional bedrooms and another full bathroom provide comfortable accommodations for family members and guests. A true highlight of this residence is the expansive south-facing balcony, where you can enjoy spectacular panoramic views and abundant sunshine throughout the day with Sunroom potential (subject to approval). Whether relaxing with a morning coffee or entertaining guests, this outdoor space offers an exceptional extension of the home's living area. Newly upgrading done to the basement. The fully finished lower level further enhances the property's appeal, featuring a separate entrance through the garage, separate laundry facilities, and a kitchen (illegal basement suite). Combining a desirable location, thoughtful design, outstanding outdoor living space, this move-in-ready home delivers

exceptional value with the added benefit of no condo fees. An outstanding opportunity for discerning buyers seeking both comfort and long-term investment potential.