



**GRASSROOTS**  
REALTY GROUP

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**535 Windstone Common SW**  
**Airdrie, Alberta**

**MLS # A2319813**



**\$444,900**

|                  |                                                          |               |                   |
|------------------|----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Windsong                                                 |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                    |               |                   |
| <b>Style:</b>    | 2 Storey                                                 |               |                   |
| <b>Size:</b>     | 1,330 sq.ft.                                             | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 2                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Attached, Garage Door Opener |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Lawn, Street Lighting                         |               |                   |

|                    |                                                                            |                   |      |
|--------------------|----------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                            | <b>Zoning:</b>    | R2-T |
| <b>Foundation:</b> | Poured Concrete                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry |                   |      |

**Inclusions:** Window Blinds

**OPEN HOUSE - Saturday July 25 ( 1 - 4 pm).** Nestled on a quiet street in the family friendly community of Windsong, this well cared for end unit townhouse with no condo fee, offers the perfect combination of space, comfort and convenience. Filled with natural light, the main floor is designed for both everyday living and entertaining. It features laminate and tile flooring, neutral finishes, spacious living room and dining area. A functional kitchen with stainless steel appliances, ample cabinetry, pantry and a large central island perfect for casual dining and gatherings. A convenient 2 piece bathroom completes the level. Upstairs, you'll find a versatile bonus room with a large sliding patio doors leading to an impressive 19' x 14' west facing balcony. Whether you're enjoying your morning coffee, taking in the sunset, entertaining guests, or spending warm summer evening under the stars, this exceptional outdoor space offers plenty of room to relax and unwind. The upper level also offers two generously sized primary bedrooms, each with its private ensuite bathroom and walk in closet. The partially finished basement provides additional living space that can be adapted to your needs, as well as a massive storage room that offers exceptional storage capacity and organization options. Whether you're looking for a home office, fitness area, playroom, media room or hobby space, there's plenty of opportunity to make it your own. Additional features include a newly installed central air conditioning (2025) and a centralized humidifier, helping maintain comfortable indoor air quality throughout the year. Attached is a spacious double car garage providing secure parking and a convenient paved rear lane access. Located close to parks, pathways, schools, shopping, public transit, and a splash park. This move in ready home offers exceptional value in a fantastic location. Don't miss

your opportunity to make it yours.