

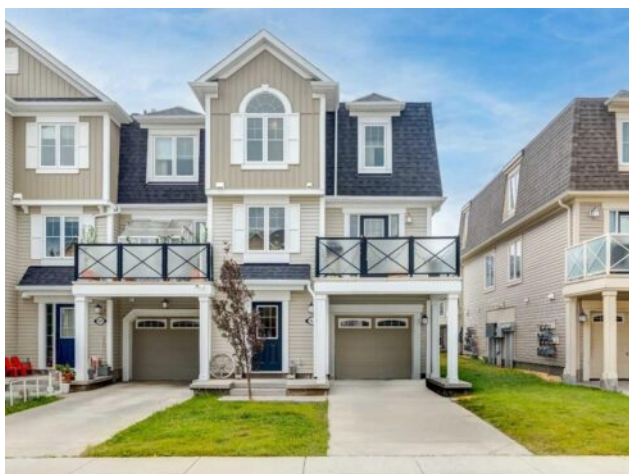


GRASSROOTS
REALTY GROUP

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162 Windstone Mews SW
Airdrie, Alberta

MLS # A2322582



\$479,000

Division:	Windsong		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,372 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	none
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: None

Welcome to this beautifully maintained 3-storey townhome in the heart of Windsong, one of Airdrie's most desirable family communities. Offering 1,288 sq. ft. of thoughtfully designed living space, this 3-bedroom, 1.5-bathroom home is move-in ready and packed with upgrades that set it apart from the competition. Step inside to find gorgeous maple hardwood flooring flowing through the living room, dining room, kitchen, and main staircase — refreshed in 2022 for a fresh, modern feel. The kitchen is a true showpiece, finished with elegant Black Galaxy granite countertops and a complete GE stainless steel appliance package, including a brand-new Samsung microwave. The main bathroom continues the upscale finish with Ocean Fantasy granite countertops, while durable vinyl flooring runs through the foyer and tiled bath areas. Comfort is built in year-round thanks to a Lennox central air conditioning system and furnace, both professionally serviced on a regular maintenance schedule. Premium Hunter Douglas blinds dress every window, adding a polished, designer touch throughout. Upstairs, the spacious primary bedroom welcomes in plenty of natural light, while the layout offers a full 4-piece bath on the upper level plus a convenient 2-piece powder room on the main floor. Smart storage solutions under the stairs in both the laundry and furnace room keep everyday life organized and clutter-free. Unwind on your private north-facing balcony overlooking green space — a perfect spot for morning coffee or evening relaxation. The single attached garage features a Genie automatic opener, with additional driveway parking for a second vehicle. Location truly completes this package. Windsong is surrounded by parks, scenic biking trails, Southwinds Lake, and protected wetlands, offering an unbeatable connection to nature right outside your door.

Families will love being just steps from Windsong Heights School (K–8) and a short distance to W.H. Croxford High School. Outdoor enthusiasts will appreciate easy access to Chinook Winds Regional Park's 55+ acres of recreation, while everyday errands are a breeze with the 12-acre Cooper's Town Promenade nearby. Quick access to Stoney Trail also puts CrossIron Mills, Century Downs Racetrack & Casino, and Calgary within easy reach