



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

52 Windstone Green SW
Airdrie, Alberta

MLS # A2329431



\$379,000

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,417 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 52 Windstone Green SW—an exceptional end-unit townhouse with NO CONDO FEES in the highly sought-after community of Windsong in Airdrie. Offering 1,417 SQFT of thoughtfully designed living space, this move-in-ready home features 2 spacious bedrooms, 1.5 bathrooms, a single attached garage, and a desirable west-facing exposure with a sunny west-facing balcony. The ground level offers a functional entry with direct access to the attached garage, a convenient laundry room, a 2-piece bathroom, and a utility/storage room, providing plenty of additional storage space. The bright and open main floor is flooded with natural light thanks to the extra windows only an end unit can offer. The spacious living and dining areas flow seamlessly into the well-appointed kitchen, complete with a breakfast bar, ample cabinetry, and direct access to the west-facing balcony—perfect for enjoying afternoon sunshine, BBQs, or relaxing evenings. The home has been tastefully updated with luxury vinyl plank flooring throughout, giving it a modern, cohesive feel. Upstairs, you’ll find two generously sized bedrooms, including a spacious primary retreat, along with a well-appointed 4-piece bathroom. Located in the family-friendly community of Windsong, you’ll enjoy being just minutes from schools, parks, playgrounds, shopping, restaurants, and the expansive 55-acre Chinook Winds Regional Park featuring walking paths, sports fields, a skate park, splash park, and year-round recreation. Commuters will appreciate the quick access to Highway 2, making CrossIron Mills, Calgary International Airport, and downtown Calgary all within an easy drive. Windsong is also well known for its excellent schools, family-oriented atmosphere, and convenient access to everyday amenities. Whether you’re a first-time home buyer,

downsizing, or looking for an investment opportunity, this beautifully maintained home offers the perfect combination of space, location, and value—with the added bonus of no monthly condo fees.