



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

173 Windstone Link SW
Airdrie, Alberta

MLS # A2331363



\$439,900

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,135 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Quartz Counters, Recessed Lighting, Smart Home, Walk-In Closet(s), Wet Bar		
Inclusions:	Nest Thermostat, Laundry Sink		

****OPEN HOUSE SUN JUL 26 1-3PM**** Set at the end of a quiet street beside a beautiful green space and neighbourhood park, this NO CONDO FEE home makes a memorable first impression. The low-maintenance front yard features contemporary grey stone and a mature Mountain Ash tree with white spring blossoms and orange fall berries. An exterior rough-in for future Air Conditioning is already in place at the front corner. Inside, the foyer features sleek frosted-glass closet doors and convenient half bath nearby. The home feels fresh, cohesive and updated, with wide-plank vinyl flooring throughout all three levels and newly carpeted stairs with extra-thick underlay. The bright living area is framed by an oversized picture window with a motorized smart blind controlled through Alexa or Google Home, while LED pot lighting adds warmth and ceiling fan adds air flow . The kitchen combines style and function with quartz countertops, a gas range, under-cabinet lighting and a convenient dining area. Storage is plentiful, including a cabinet pantry, lazy Susan and pull-out garbage system. A motion-activated faucet, dishwasher (2024) and slim-profile microwave (2025) keep the space current and practical. Upstairs, two spacious bedrooms create a true dual-primary layout. Each includes a walk-in closet (one with its own picture window), a ceiling fan and a private four-piece ensuite with bathtub and shower, quartz countertops, cabinetry & beautiful tile work. A glass door fills the upper level with natural light while a Phantom screen lets fresh air flow through & opens to a south-facing deck offering 400 +sqft of private outdoor living space. Barbecue with gas hook up, relax in the sun or grow vegetables in the garden box. The fully finished lower level fills with natural light with an oversized window. A live-edge wet bar, LED pot lighting and custom built-in shelving with a TV inset

and electric fireplace for movie nights or entertaining. This versatile level also offers space for a gym, office or recreation area, plus a three-piece bathroom with walk-in shower and tiled surround. The laundry area includes a front-loading washer and dryer on storage pedestals & industrial sink. Smart-home features such as keyless entry at the front and garage doors and a Google Nest thermostat. An extra wide double attached garage provides ample parking and storage. There is access through a park directly to Windsong Heights K-9 School. Playgrounds & pathways are close at hand, with routes through the environmental reserve toward Chinook Winds Regional Park, home to a skate & splash park, seasonal skating and Canada Day fireworks. Coopers Town Promenade is nearby: groceries, restaurants, coffee, pharmacy services and a local brewery within walking distance. With quick access to 40 Avenue and a welcoming neighbourhood atmosphere, Windsong offers a connected, active lifestyle. Thoughtfully updated, beautifully located and designed for easy everyday living, this is a home that feels as good as it looks.