



GRASSROOTS
REALTY GROUP

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1575 Windstone Road SW
Airdrie, Alberta

MLS # A2331937



\$449,900

Division:	Windsong		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Irregular Lot		

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:	Breakfast Bar, Closet Organizers, No Smoking Home, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE this Sunday July 26 2:30-4:30 pm! NO CONDO FEES - LARGE CORNER LOT - 3 BEDROOMS 2.5 BATHROOMS - DOUBLE ATTACHED GARAGE - AIR CONDITIONING. Discover effortless living in this immaculate home perfectly positioned on a premium corner lot in Airdrie's desirable Windsong community, offering the added bonus of NO CONDO FEES. Designed with both functionality and style in mind, this home features an extra-wide double attached garage, a bright and airy open-concept floor plan, and an abundance of natural light that fills every room. From the moment you enter, you'll appreciate the modern finishes, spacious design, and welcoming atmosphere that make this home ideal for both everyday living and entertaining. The beautifully appointed kitchen flows seamlessly into the dining and living areas, creating a central gathering space for family and friends. Extending your living space outdoors is the massive, beautiful balcony—an incredible spot to enjoy your morning coffee, unwind after a long day, or host guests in comfort. Upstairs, the spacious primary suite offers attractive corner views, a private ensuite bathroom, and a relaxing retreat to end each day, while two additional generously sized bedrooms and another full bathroom provide plenty of room for a growing family. The unfinished basement is a blank canvas, ready for your personal touch, whether you dream of a home gym, recreation room, or additional living space. Stay comfortable all summer long with the added convenience of central air conditioning. The location is second to none, with Windsong School, parks, and playgrounds only a short 2—and;3 minute walk away, making school drop-offs and family outings incredibly convenient. You'll also love the quick access to shopping, restaurants, and all major amenities. Combining an outstanding

location, thoughtful design, and move-in-ready condition, this exceptional property is ready for its next owners. Book your private viewing today!