



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**535 Windstone Common SW
Airdrie, Alberta**

MLS # A2332443



\$434,900

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

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

Inclusions: Window Blinds

NO CONDO FEES / END UNIT TOWNHOUSE / 2 BED 2.5 BATH / 19' x 14'; WEST-FACING BALCONY / DOUBLE ATTACHED GARAGE / CENTRAL AIR CONDITIONING / PARTIALLY FINISHED BASEMENT. Welcome Home! Nestled on a quiet street in the family-friendly community of Windsong, this WELL-MAINTAINED END UNIT TOWNHOUSE with NO CONDO FEES offers the perfect blend of comfort, space, and everyday convenience. As an END UNIT, you'll appreciate the additional windows that fill the home with natural light, along with the added sense of privacy. The main floor features laminate and tile flooring, neutral finishes, a spacious living room, an inviting dining area, and a functional kitchen equipped with STAINLESS STEEL APPLIANCES, ample cabinetry, a pantry, and a large central island with seating, perfect for casual meals, morning coffee, or gathering with family and friends. A convenient 2-piece powder room completes the main level. Upstairs, you'll find a VERSATILE BONUS ROOM with large sliding patio doors leading to an IMPRESSIVE 19' x 14' WEST-FACING BALCONY. Whether you're enjoying your morning coffee, entertaining family and friends, or simply unwinding while taking in the WEST-FACING EXPOSURE and beautiful Alberta sunsets, this exceptional outdoor living space offers plenty of room to relax and enjoy. The upper level also features TWO GENEROUSLY SIZED PRIMARY SUITES, each complete with its own PRIVATE ENSUITE BATHROOM and WALK-IN CLOSET, making it an ideal layout for families, guests, roommates, or those working from home. The PARTIALLY FINISHED BASEMENT offers valuable additional living space ready to suit your lifestyle. Whether you're looking for a home office, fitness area, playroom, media room, or hobby space, the

possibilities are endless. A MASSIVE STORAGE ROOM provides exceptional space for seasonal storage and everyday organization. Additional highlights include NEWLY INSTALLED CENTRAL AIR CONDITIONING (2025) and a CENTRAL HUMIDIFIER, helping keep your home comfortable throughout every season. The DOUBLE ATTACHED GARAGE provides secure parking, additional storage, and convenient access from the paved rear lane. Ideally located close to parks, walking pathways, schools, shopping, public transit, and a splash park, this move-in-ready home offers exceptional value in one of Airdrie's most desirable family communities. Whether you're purchasing your first home, downsizing, or adding to your investment portfolio, this is a home you'll be proud to own and enjoy for years to come.