



GRASSROOTS
REALTY GROUP

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1333 Windstone Road SW
Airdrie, Alberta

MLS # A2333573



\$409,000

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,232 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

****WELCOME HOME!**** This Fully DEVELOPED 2 storey Townhome with attached GARAGE is nestled in the Family friendly community of Windsong, JUST STEPS to great SCHOOLS, Parks, Playgrounds, Greenspace & Pathways! Boasting nearly 1850ft over 3 levels, this lovely 3 bed + 3.5 bath home features Bright & SPACIOUS Living areas, including a Large CHEF’S Kitchen with Stainless Steel Appliances, PANTRY & PLENTY of Cabinetry & Counter Space, Dining Area & Living Room with Large Vinyl Windows - the perfect space for everyday living & entertaining! Heading upstairs, you’re welcomed by a PRIVATE Master Retreat with FULL ENSUITE & Large WALK-IN Closet, 2 additional generously sized bedrooms & full 4pc Bath! Heading downstairs, your FULLY DEVELOPED Lower Level features a Large FAMILY/REC Room - the perfect spot to create the man/woman cave of your dreams! Completing this level is an additional office nook (potential 4th Bedroom), FULL Bath, Laundry Room & plenty of STORAGE space! Step outside into your Backyard space, where you can showcase your love of gardening, BBQ & entertain, or just sit back, relax & enjoy the sunshine! Perfect location, within walking distance to multiple SCHOOLS, Shopping, Restaurants, Chinook Winds Park & the MANY AMAZING year round AMENITIES that it has to offer including a pump track, skate park, splash park, beach volleyball, baseball diamonds, hockey & skating rinks & MORE!! You’ll also love the multiple future developments, including NEW SCHOOLS & the SW Recreation Facility, offering aquatics, fitness, arenas & MORE! Simply move in & start making memories with your family in this lovely home!