



GRASSROOTS
REALTY GROUP

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**14 Windford Crescent SW
Airdrie, Alberta**

MLS # A2334804



\$429,900

Division:	South Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Open Floorplan, Recessed Lighting, Storage		

Inclusions: Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Welcome to this beautifully refreshed 3 bedroom, 2.5 bathroom townhome offering NO CONDO FEES, a double attached garage, finished basement, rooftop deck, and various upgrades throughout in a family friendly SW Airdrie community. As you enter the home, you are welcomed into the bright main floor featuring a spacious living room with large south-facing window, allowing for plenty of natural light throughout the day, a dedicated dining area with ample space for a family sized table, and a modern kitchen complete with contemporary cabinetry, granite countertops, ceramic tile backsplash, and stainless steel appliances (fridge, electric stove, OTR microwave and dishwasher). A convenient 2pc bathroom and freshly painted double attached garage with epoxy flooring complete the main level. Heading upstairs, the second level offers three generous bedrooms, including a spacious primary bedroom with room for a king sized bed, walk-in closet, and private 3pc ensuite, along with two additional bedrooms and a 4pc bathroom with tub/shower combo. The rooftop deck above the garage provides a great outdoor space to enjoy your morning coffee, entertain guests, or unwind in the evenings. The fully finished basement adds valuable additional living space with plenty of flexibility for a family room, home office, gym, guest space, or kids' play area, along with additional storage. Located in a welcoming family-oriented neighbourhood, this home is close to parks, playgrounds, schools, community pathways, shopping, restaurants, and major routes providing easy access throughout Airdrie and into Calgary. With NO CONDO FEES, a functional layout, ample living space, and numerous desirable features, this home offers excellent value for first time buyers, families, or investors alike. Don't miss out and come view this fantastic home today!

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