



GRASSROOTS
REALTY GROUP

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812 Windbury Street SW
Airdrie, Alberta

MLS # A2340688



\$464,999

Division:	South Windsong		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,538 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Welcome to this beautifully designed NO CONDO FEE END-UNIT townhome located in the desirable and family-friendly community of Southwindsong, Airdrie. Offering 1,538 sq. ft. of above-grade living space, this end-unit residence benefits from only one shared wall, providing additional privacy and an enhanced sense of space. With a thoughtfully designed floor plan, modern finishes, a double attached garage, and an unfinished basement with excellent future potential, this home delivers the perfect combination of comfort, functionality, and value. Upon entering, you are welcomed by a spacious foyer that flows seamlessly into the dining area. An abundance of windows throughout the main floor fills the home with natural light, creating a bright and inviting atmosphere. At the heart of the home is the modern kitchen, featuring quartz countertops, stainless steel appliances, a large centre island, ample cabinetry, and plenty of workspace. Overlooking both the living and dining areas, the open-concept design makes this space perfect for everyday family living and entertaining. Toward the rear of the home, a conveniently located 2-piece powder room and functional mudroom provide direct access to the double attached garage, adding convenience to your daily routine. Head upstairs and discover a spacious bonus room, providing the perfect additional family living space, media area, or playroom. The impressive primary bedroom features a walk-in closet and private 4-piece ensuite. Two additional generously sized bedrooms. BONUS ROOM and a 4-piece common bathroom provide plenty of space for family or guests. A conveniently located upper-floor laundry room completes this thoughtfully designed level. The full unfinished basement offers excellent future development potential, giving you the opportunity to create additional living space tailored to your needs.

Ideally located close to schools, parks, playgrounds, pathways, and everyday amenities, this home is an excellent opportunity for first-time buyers, growing families, or anyone looking for the freedom of homeownership without monthly condo fees. With 1,538 sq. ft. of above-grade living space, an end-unit location, modern finishes, double attached garage, and no condo fees, this Southwindsong home is a must-see. Book your private showing today and make this beautiful property your new home!