

345 Windford Green SW  
Airdrie, Alberta

MLS # A2165874



## \$424,900

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,413 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-BTB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage		
<b>Inclusions:</b>	NA		

Welcome to your future home with NO CONDO FEES! This beautifully upgraded, air-conditioned townhouse in the highly desirable South Windsong community offers an incredible blend of style, functionality, and convenience. With 1413 square feet of thoughtfully designed living space, this property is perfect for both first-time buyers and savvy investors, boasting the added benefit of no condo fees. Step inside to discover a bright and open floor plan that has been freshly painted and updated with some newer flooring. The entry level features elegant tile flooring, a large walk-in closet, a utility room with extra storage, and access to the attached garage—ideal for keeping your vehicle protected and providing extra storage space. The main level is a true highlight, featuring a spacious living room and a separate dining area bathed in natural light from the numerous windows. The chef's dream kitchen stands out with its quartz countertops, full-height cabinets, and a custom backsplash that adds a touch of modern sophistication. The wrap-around island with an undermount sink not only offers extra seating for casual meals but also enhances the kitchen's functionality. Enjoy the expansive 17-foot wide west-facing patio—perfect for morning coffee or relaxing evenings. A convenient 2-piece powder room rounds out this level. Upstairs, you'll find a well-placed laundry area and two generously sized bedrooms. The primary bedroom is a serene retreat with its large windows, walk-in closet, and a luxurious 3-piece ensuite featuring a glass-enclosed walk-in shower, quartz countertop, and tile flooring. The second bedroom is equally inviting, with access to a beautifully tiled full bathroom with a tub/shower combo, quartz countertop, and tile floor. Built in 2016, this townhouse is ideally located close to schools, parks, green spaces, walking and biking paths, major routes,

and all essential amenities. Don't miss the chance to make this stunning property your new home. Schedule a visit today—quick possession is available!