

**324 Windstone Gardens SW
Airdrie, Alberta**

MLS # A2169893



\$409,900

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,389 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Garage Faces Front, Insulated, Oversized, Single Garage Att		
Lot Size:	0.02 Acre		
Lot Feat:	Few Trees, Front Yard, Lawn, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

Inclusions: n/a

No condo fees? Absolutely! This modern and sunlit south-facing townhouse is ready to welcome a new owner with open arms. Nestled in the sought-after community of Windsong, this gem provides quick access to schools, Calgary Airport, CrossIron Mills, Queen Elizabeth II Highway, and the ring road. With bright interiors and stunning park views, plus scenic trails that meander through the neighbourhood, this location is truly a dream come true. The open-concept layout is perfect for easy living and includes a central vacu-flo and a vac-pan in the kitchen, along with ceiling speakers pre-wired for your convenience. Step out onto the spacious balcony, ideal for hosting get-togethers and enjoying BBQs under the sky. The kitchen boasts stylish upgrades, featuring stainless steel appliances, granite countertops, and a breakfast bar for casual dining. Upstairs, you'll find a generous primary suite with a walk-in closet and a lovely four-piece ensuite. There's also a second well-sized bedroom, another full four-piece bathroom, and a cozy loft area that's perfect for a home office or computer station. And finally an oversized single car garage with a parking pad. Don't miss this fantastic opportunity to make it yours!