

# \$459,800 - 305 Windford Green Sw, Airdrie

MLS® #A2199371

**\$459,800**

2 Bedroom, 3.00 Bathroom, 1,469 sqft

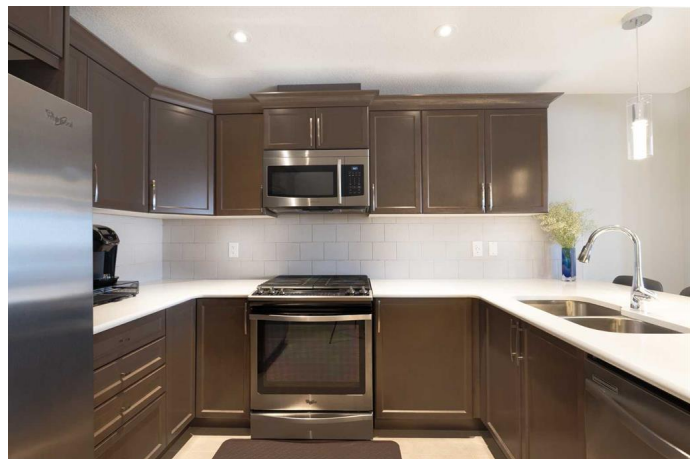
Residential on 0.02 Acres

South Windsong, Airdrie, Alberta

OPEN HOUSE Saturday March 15, 2025 from 12.00pm-3.00pm!!! Your Dream Townhome Awaits in South Windsong! Discover unparalleled living in this stunning, NO CONDO FEE, 3-storey townhome in Airdrie's sought-after South Windsong. Boasting 1,468 SqFt of meticulously upgraded space, this home is designed for modern comfort and effortless entertaining. Step inside to find a spacious foyer, leading to a bright, open-concept living area bathed in natural light. The chef-inspired kitchen features quartz countertops, an oversized island, and stainless steel appliances, perfect for culinary adventures. Relax and entertain on the expansive balcony, complete with a BBQ gas line. Two spacious primary bedrooms, each with ensuite bathrooms and custom built-in office desks, offer ultimate privacy and convenience. Enjoy luxury finishes throughout, including upgraded flooring, tile, and custom closet organizers. The finished garage with epoxy floors and ample storage completes this exceptional package. Located within walking distance to parks, schools, and shopping, this is more than a home – it's a lifestyle. This is also a fantastic opportunity for first-time buyers or those looking for a low-maintenance lifestyle. Don't miss out! Call today for your private showing.

Built in 2016

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2199371      |
| Price          | \$459,800     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,469         |
| Acres          | 0.02          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 305 Windford Green Sw |
| Subdivision | South Windsong        |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B4G5                |

### Amenities

|                |                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, See Remarks, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                                                                                                 |
| Parking        | Driveway, Single Garage Attached, Front Drive, See Remarks                                                                                        |
| # of Garages   | 1                                                                                                                                                 |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, Quartz Counters, See Remarks, Walk-In Closet(s)       |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, See Remarks |
| Heating           | Forced Air, Natural Gas                                                                                                                     |
| Cooling           | None                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                         |

|                 |          |
|-----------------|----------|
| # of Fireplaces | 1        |
| Fireplaces      | Electric |
| Basement        | None     |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance         |
| Lot Description   | Other, Rectangular Lot                          |
| Roof              | Asphalt Shingle                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame, See Remarks |
| Foundation        | Poured Concrete, See Remarks, Slab              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 45              |
| Zoning         | R-BTB           |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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