

47 Windstone Green SW
Airdrie, Alberta

MLS # A2227718



\$420,000

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,370 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Level		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Slab
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-BTB
Utilities:	-

Inclusions: None

This stylish 2-bedroom, 2.5-bath 3-level townhouse is an ideal fit for first-time buyers, young professionals, or investors looking for a low-maintenance property in one of Airdrie's most connected and fast-growing neighbourhoods. The home is spread out over three functional levels. On the entry level, you're welcomed by a bright foyer with built-in storage, a laundry area, and direct access to your private attached garage, perfect for avoiding those cold winter mornings. Upstairs, the main living area offers a comfortable and modern space to relax or entertain. The kitchen is well laid out with ample cabinet space, a tiled backsplash, and an eating bar. It opens into a dedicated dining area and a bright living room that leads out to a private balcony, an ideal spot for coffee breaks, fresh air, or evening downtime. On the top floor, you'll find two comfortable bedrooms, including a spacious primary with its own ensuite and walk-in closet, plus a full main bathroom. The layout offers great flexibility for a couple, roommates, or even a home office setup. With no condo fees, this property provides the independence of homeownership without the added monthly cost. You'll also appreciate the convenience of your own garage and driveway for parking and extra storage. The natural light, clean finishes, and open layout give the home a fresh, modern feel throughout. The location is hard to beat. It's directly across the street from Windsong Heights School (K‐8), steps away from Chinook Winds Regional Park with green spaces, sports fields, and a spray park, and just minutes to Cooper's Town Promenade. There, you'll find Save-On-Foods, Shoppers Drug Mart, Starbucks, restaurants, and everything you need for daily errands. Whether you're buying your first home or adding to your rental portfolio, this property offers excellent value in a

community with strong amenities, walkability, and future growth. Reach out today to book your showing and take the next step in your real estate journey.