

**333 Windbury Road SW**  
**Airdrie, Alberta**

**MLS # A2245168**



**\$445,000**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*BEST VALUE in town\*\*** NO CONDO FEE townhome with a **DOUBLE ATTACHED GARAGE** in a prime location! Property is almost brand new and still under warranty Whether you're a first-time buyer, growing family, or savvy investor, this property checks all the boxes. Step inside to discover a bright, open-concept main floor featuring an elegant kitchen with sleek stainless steel appliances and modern finishes &mdash; perfect for cooking and gathering. The kitchen flows seamlessly into the dining area and a cozy living room, creating an inviting space for entertaining or everyday living. A rare find in townhomes, the attached double garage offers everyday convenience and additional storage, directly accessible from the main level. Upstairs, the spacious primary suite serves as a relaxing retreat with a 4-piece ensuite, a massive walk-in closet, and access to a private upper balcony &mdash; ideal for morning coffee or evening wind-downs. Two additional well-sized bedrooms, a full bathroom, and a separate laundry room with upgraded washer/dryer provide ample space and functionality for the whole family. Enjoy the landscaped front yard and spacious porch, perfect for enjoying the peaceful, family-friendly neighborhood. The unfinished basement with roughed-in plumbing is ready for your future vision &mdash; whether that's a home office, gym, or guest suite. Located just minutes from schools, parks, shopping, and dining, this home offers the ideal balance of style, space, and location.