

**321 Windstone Gardens SW**  
**Airdrie, Alberta**

**MLS # A2290560**



**\$384,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-BTB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Storage unit in Garage, Build in Cabinets in Laundry Room.

**NO CONDO FEES!** Discover modern living and exceptional value in this beautifully refreshed three-story townhouse, perfectly positioned for an easy Calgary commute and just steps from Chinook Winds Regional Park, schools, and local amenities. This home has been thoughtfully transformed with a list of premium updates, starting with a crisp, new designer paint palette on all interior walls and exterior doors. The main entrance welcomes you with a spacious tiled foyer, providing direct access to the single attached garage and a reorganized laundry room featuring brand-new custom built-ins and a newly installed hot water tank. The heart of the home on the second level boasts an open-concept layout defined by a stunning kitchen with white shaker cabinetry, sleek quartz countertops, and stainless steel appliances. Bathed in natural light, the living area is highlighted by a vibrant accent wall, and open floorpan that welcomes you to the generous private balcony perfect for entertaining. Every detail has been modernized, from the upgraded LED ceiling lights and designer bathroom fixtures to the contemporary matte black plumbing fixtures and hardware throughout. The top floor serves as a quiet retreat, featuring a large primary suite with a new ceiling fan, a walk-in closet, and four-piece bathroom complete with a quartz vanity and modern tiled tub surround. A bright second bedroom and a convenient linen closet complete this level. Experience peace of mind with a new Ecobee smart thermostat and new smoke alarms installed throughout. With no condo fees, a private parking pad for a second vehicle, this low-maintenance home is a standout choice for any buyer.