

547 Windstone Common SW
Airdrie, Alberta

MLS # A2309402



\$440,000

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,388 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Pantry, Stone Counters		

Inclusions: N/A

Modern comfort, thoughtful upgrades, and an unbeatable location come together in this beautifully maintained no condo fee townhouse in the sought-after community of Windsong. Offering 2 bedrooms, 2.5 bathrooms, a double attached garage, and stylish finishes throughout, this home delivers the perfect combination of functionality and contemporary design in one of Airdrie's most desirable neighbourhoods. From the moment you arrive, the welcoming front porch creates inviting curb appeal, enhanced by upgraded outdoor Watts lighting that adds warmth and charm in the evenings. Inside, the spacious foyer opens into a bright and airy main level designed for both everyday living and entertaining. The open-concept living and dining areas are filled with natural light and complemented by modern knockdown ceilings for a clean, polished feel throughout the home. The kitchen is both stylish and exceptionally functional, featuring quartz countertops, stainless steel appliances, under-cabinet lighting, and an abundance of storage thanks to the full-height cabinetry and large pantry. Whether preparing meals or hosting friends and family, this space is designed to impress. A newer dishwasher installed in 2025 adds even more convenience, while the adjacent 2-piece powder room completes the thoughtfully designed main floor. Upstairs, the spacious family room offers incredible flexibility and creates the perfect secondary living space for relaxing evenings, a home office setup, or movie nights. A cozy gas fireplace anchors the room, while patio doors lead directly to the massive private deck located above the garage - an exceptional outdoor extension of the home with plenty of room for BBQs, entertaining, or simply enjoying the fresh air. The upper level also features two generously sized bedrooms, each with access to their own bathroom for added privacy and comfort. The

primary suite includes a large walk-in closet and a well-appointed 3-piece ensuite with shower. The second bedroom is equally spacious and enjoys its own nearby 4-piece bathroom, making it ideal for guests, family members, or roommates. Additional upgrades include air conditioning for year-round comfort, an added ceiling vent for improved airflow, and rough-in for central vacuum. The basement remains largely undeveloped, offering excellent potential for future development while already featuring a convenient laundry area and plenty of storage space. Located in the family-friendly community of Windsong, this home is surrounded by an incredible mix of amenities and outdoor recreation. Enjoy quick access to walking trails, green spaces, and environmental reserves, along with nearby Chinook Winds Regional Park featuring playgrounds, splash park, skate park, baseball diamonds, beach volleyball courts, and more. Schools are conveniently close by, including Windsong Heights K-8 within walking distance, with additional schools planned. You're also just a short walk to Cooper's Town Promenade with plenty of other amenities!