

535 Windstone Common SW
Airdrie, Alberta

MLS # A2319813



\$434,900

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,330 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry		

Inclusions: Window Blinds

***** OPEN HOUSE - Saturday July 25 (1 - 4 pm) ***** Nestled on a quiet street in the family friendly community of Windsong, this well cared for end unit townhouse with no condo fee, offers the perfect combination of space, comfort and convenience. Filled with natural light, the main floor is designed for both everyday living and entertaining. It features laminate and tile flooring, neutral finishes, spacious living room and dining area. A functional kitchen with stainless steel appliances, ample cabinetry, pantry and a large central island perfect for casual dining and gatherings. A convenient 2 piece bathroom completes the level. Upstairs, you'll find a versatile bonus room with a large sliding patio doors leading to an impressive 19' x 14' west facing balcony. Whether you're enjoying your morning coffee, taking in the sunset, entertaining guests, or spending warm summer evening under the stars, this exceptional outdoor space offers plenty of room to relax and unwind. The upper level also offers two generously sized primary bedrooms, each with its private ensuite bathroom and walk in closet. The partially finished basement provides additional living space that can be adapted to your needs, as well as a massive storage room that offers exceptional storage capacity and organization options. Whether you're looking for a home office, fitness area, playroom, media room or hobby space, there's plenty of opportunity to make it your own. Additional features include a newly installed central air conditioning (2025) and a centralized humidifier, helping maintain comfortable indoor air quality throughout the year. Attached is a spacious double car garage providing secure parking and a convenient paved rear lane access. Located close to parks, pathways, schools, shopping, public transit, and a splash park. This move in ready home offers exceptional value in a fantastic location. Don't miss

your opportunity to make it yours.