

**30 Windstone Lane SW**  
**Airdrie, Alberta**

**MLS # A2340390**



**\$424,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Windsong               |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,419 sq.ft.           | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.04 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped  |               |                   |

|                    |                                                                                      |                   |      |
|--------------------|--------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                           | <b>Zoning:</b>    | R2-T |
| <b>Foundation:</b> | Poured Concrete                                                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting |                   |      |

**Inclusions:** -

END UNIT &bull; NORTH-FACING &bull; NO CONDO FEES &bull; 2 PRIMARY SUITES WITH PRIVATE ENSUITES &bull; 2 ELECTRIC FIREPLACES &bull; CEILING FANS &bull; FINISHED BASEMENT &bull; HUGE DECK &bull; DOUBLE ATTACHED GARAGE \* PRICED TO SELL Welcome to 30 Windstone Lane, a beautifully maintained two-storey FREEHOLD townhome ideally positioned with a south-facing exposure overlooking a park area. Enjoy an excellent family-friendly location with an elementary school and huge playground approximately a 5-minute walk away along the pathway. Being an end unit, this home is filled with abundant natural light, complemented by upgraded shutters throughout for both style and privacy. The main floor features a welcoming living area with an electric fireplace and ceiling fan, along with a spacious dining area perfect for family dinners and entertaining. The well-appointed kitchen offers granite countertops, ceiling-height cabinetry, a full-size refrigerator, Bosch dishwasher and cerantop stove. Additional upgrades include shutters on all windows, pot lights, updated light fixtures, gas BBQ line, built-in shelving in the laundry area, additional shelving in the main-floor powder room and a hot water tank replaced a few years ago. Upstairs, a cozy loft area provides the perfect spot for relaxing, watching TV or creating a home office. One of the home's standout features is the TWO PRIMARY BEDROOM SUITES, EACH WITH ITS OWN PRIVATE ENSUITE. Both bedrooms feature ceiling fans, while one primary bedroom is enhanced by its own electric fireplace, creating a comfortable and inviting retreat. The washer and dryer are conveniently located upstairs, close to both bedrooms. Step outside and enjoy the huge deck a wonderful space for summer BBQs, entertaining or simply relaxing outdoors. The finished basement provides additional

family/recreation space along with plenty of storage. Completing this impressive package is an attached DOUBLE GARAGE for convenient parking and additional storage. With NO CONDO FEES, a desirable end-unit location, two ensuite bedrooms, finished basement and excellent outdoor space, 30 Windstone Lane offers a fantastic combination of comfort, functionality and value.