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243 Windford Crescent SW Airdrie, Alberta

MLS # A2344721

$449,900

Division:	Windsong		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,390 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R2-T
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters		

Inclusions: tv bracket and electric lawnmower

Welcome to this beautifully maintained, freshly painted and move-in-ready 3-bedroom, 2.5-bathroom modern 2-storey duplex offering the freedom of no condo fees. From the moment you arrive, this home makes a wonderful first impression with its charming full front veranda—the ideal spot to enjoy your morning coffee while greeting the neighborhood. Inside, the bright and spacious open-concept main level features 9-foot ceilings, gorgeous Hardwood flooring, and an exceptional floor plan designed for everyday comfort and effortless entertaining. The living room has large strategically placed windows flood room with natural light, and centered around an elegant fireplace. The well-appointed kitchen is equipped with quartz countertops, an island with a breakfast bar, classic cabinetry, and stainless-steel appliances, seamlessly flowing into a cozy dining room. Upstairs offers three generously sized bedrooms and two full bathrooms. The relaxing primary suite features a walk-in closet and a 4-piece ensuite. A fantastic upper bonus room provides versatile extra living space and opens onto a private south-facing balcony, perfect for relaxing outdoors or summer BBQs. The unfinished lower level holds incredible potential for your future custom design. Outside, enjoy a fully paved rear alley leading to a full double attached garage with ample space for your vehicles. A true gem offering low-maintenance living in a wonderful community—book your viewing today! (Pictures to follow)

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