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220 Windford Crescent SW
Airdrie, Alberta

MLS # A2352560

$489,000

Division:	South Windsong		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,522 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Enclosed, Front Drive, Garage Door C		
Lot Size:	0.03 Acre		
Lot Feat:	City Lot, Corner Lot, Landscaped, Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-BTB
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

RARE CORNER UNIT | FREEHOLD | NO CONDO FEES | 4 ABOVE-GRADE BEDROOMS | 1,522 SQ. FT. | PRIVATE FRONT YARD! Welcome to this exceptional corner-unit townhome in the desirable South Windsong community of Airdrie! The 1,522 sq. ft. of thoughtfully designed living space across 3 ABOVE-GRADE LEVELS, FOUR ABOVE-GRADE BEDROOMS, 2.5 baths, and an attached single garage, this beautiful home offers outstanding space, flexibility, & value for families and professionals alike. RARE CORNER LOCATION & ABUNDANT NATURAL LIGHT! Enjoy the additional privacy & bright, airy atmosphere created by numerous south- & east-facing windows. The charming private front yard provides a welcoming outdoor retreat, perfect for morning coffee, relaxation, or time with family & friends. The entry level features a bright 4th bedroom with 2 large windows, offering versatility as a guest suite, teenager's retreat, home office, study, or additional family recreation room. Unlike other townhomes, the property offers all 4 bedrooms conveniently located above ground, providing a highly functional layout for growing families & multi-generational living. The 2nd level showcases a beautiful contemporary kitchen featuring elegant white quartz countertops, modern cabinetry, stainless steel appliances, & a Samsung double-door refrigerator with ice maker. The open-concept kitchen, dining area, and spacious living room create an inviting space for everyday family life & entertaining. Step outside onto the lovely COVERED BALCONY WITH A NATURAL GAS BBQ HOOKUP, ideal for outdoor dining and relaxation even on rainy days. The 3rd floor features 3 generously sized bedrooms, including a welcoming primary suite with its own private ensuite bath & walk-in closet. 2 additional bedrooms and another full bath provide comfortable accommodation for family members

or guests. Convenient in-home laundry, central vacuum system enhance everyday functionality & comfort. South Windsong is a vibrant and growing neighborhood offering parks, playgrounds, walking pathways, & convenient access to schools and recreation. Nearby Chinook Winds Regional Park features extensive playground, splash park, skate park, sports fields, beach volleyball courts, & walking trails. Nearby educational options: Windsong Heights School, W.H. Croxford High School, & St. Veronica School. The new South Windsong School is scheduled to open in Sep 2027, further enhancing the community's educational amenities. The planned Southwest Recreation Centre, to open in 2030, will provide swimming, fitness, sports, and community activities. Enjoy easy access to Cooper's Town Promenade, Sierra Springs Shopping Centre, Walmart, Superstore, Costco, & CrossIron Mills, along with many restaurants, retail stores, & everyday services. The completed 40th Ave interchange provides easy connectivity to Highway 2, making travel to Calgary (20 minutes to Downtown) convenient. An exceptional opportunity in South Windsong, Airdrie—ACT NOW and book your private showing today!

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