

131 Windford Gardens SW
Airdrie, Alberta

MLS # A2226462



\$409,900

Division:	South Windsong		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,327 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Cleared		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Beautiful Townhome in the Highly Sought-After Community of South Windsong – No Condo Fees! Welcome to this well-maintained townhome located in the desirable South Windsong neighbourhood, offering no condo fees and exceptional value. This home features a spacious front entryway with convenient access to an oversized single attached garage. The open-concept main level showcases a modern kitchen with rich cabinetry, a pantry, and a functional island – perfect for entertaining. The kitchen flows seamlessly into a bright living room with large windows, and a generous dining area that opens onto an east-facing deck with expansive big sky views. A 2-piece powder room completes the main floor. Upstairs, you'll find a thoughtfully designed layout featuring two full bathrooms and an upper-level laundry area for added convenience. The secondary bedroom is serviced by a 4-piece bathroom with a tiled tub/shower combination. The spacious primary bedroom includes a 4-piece ensuite and a walk-in closet. This home is ideal for first-time buyers, young families, or investors. Conveniently located within walking distance to Windsong Heights School, Coopers Town Promenade, and Chinook Winds Park – offering a spray park, playgrounds, a skate park, boarded ice rink, multi-use courts, volleyball courts, and baseball diamonds. Easy access to CrossIron Mills and Calgary makes commuting a breeze. Don't miss this incredible opportunity to own in a vibrant, family-friendly community.