# **\$499,999 - 406 Windbury Link Sw, Airdrie**

MLS® #A2239417

## \$499,999

3 Bedroom, 3.00 Bathroom, 1,440 sqft Residential on 0.03 Acres

Windsong, Airdrie, Alberta

Welcome to this beautiful 2022 built Townhouse in the sort after community of Southwinds, Airdrie SW where affordability meets great Value. NO CONDO FEES | 3 BEDS | 2.5 BATH | DOUBLE ATTACHED CAR GARAGE | VACANT |. Facing South the unit provides you with the benefit of increased natural sunlight and the potential of passive solar heating can help offset the costs of heating during winters, making it a desirable feature for many home owners. The north facing balcony attached with the primary bedroom creates a comfortable, cool space for you to relax and ideal for shade loving plants while providing consistent natural light throughout. This meticulously designed townhome provides you with the mix of a beautiful location, space and functionality. The main floor features a bright front living room, dining space, a front entry closet and a modern kitchen with quartz countertops, stainless steel appliances, a central island, and plenty of cabinet space, a 2-piece bathroom, a mudroom with built-in shelving. Upstairs offers three generously sized bedrooms, including a primary suite with a huge walk-in closet, 4-piece en suite, and direct access to the balcony. Two additional bedrooms, another full 4-piece bathroom, and upper-level laundry makes it a full package. The unfinished basement includes plumbing rough-ins for future development. A double attached garage with paved rear lane access, a welcoming front porch, and a family-friendly



location close to Windsong Heights School, Chinook Winds Regional Park, playgrounds, and shopping make this a fantastic opportunity in one of Airdrie's desirable newer communities.

#### Built in 2022

## **Essential Information**

MLS® # A2239417 Price \$499,999

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,440 Acres 0.03 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 406 Windbury Link Sw

Subdivision Windsong

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B5J5

### **Amenities**

Parking Spaces 3

Parking Double Garage Attached, Insulated

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,



Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Features Balcony

Lot Description Back Lane, Front Yard

Roof Asphalt Shingle

Construction Concrete

Foundation Poured Concrete

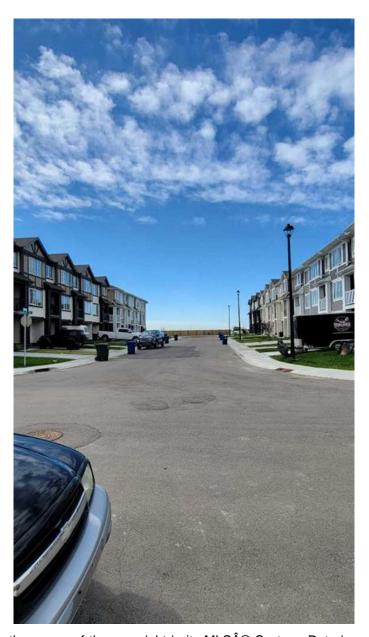
**Additional Information** 

Date Listed July 12th, 2025

Days on Market 17
Zoning R2-T

**Listing Details** 

Listing Office URBAN-REALTY.ca



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