

# \$470,000 - 315 Windbury Road Sw, Airdrie

MLS® #A2250379

**\$470,000**

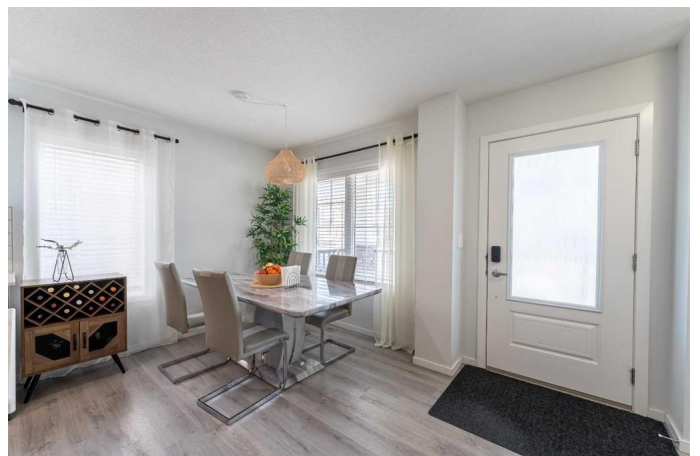
3 Bedroom, 3.00 Bathroom, 1,513 sqft

Residential on 0.04 Acres

South Windsong, Airdrie, Alberta

NO CONDO FEES /END UNIT .Discover the perfect blend of style and functionality in this stunning row townhouse, designed with family living in mind. This beautiful home features an open-plan layout, boasting a well-appointed kitchen thatâ€™s a chefâ€™s dream, complete with ample cabinetry and a spacious center island with counter space for two. The kitchen flows seamlessly into the dining area, ideal for sharing meals and conversations about your day. The spacious living room, complemented by a convenient two-piece bathroom, opens to a walk-out Attached Double Garage, adding ease and accessibility to your daily routine. Upstairs, the large primary bedroom offers a private Full Ensuite, accompanied by two additional bedrooms and a Four-Piece Bathroom. A generously sized Bonus Room separates the bedrooms, providing the perfect space for watching TV or enjoying your favorite games. The unfinished basement, with a roughed-in bathroom and a well-placed egress window, offers endless potential to create a guest room, family room, or ample storage space. EV and Solar ready rough-ins included. Located in an awesome neighbourhood, this home is just a short walk from a Green Space and Park, with a wide street and Paved Alley enhancing its appeal. Call your favorite realtor today to schedule a private showing of this exceptional home!

Built in 2022



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2250379               |
| Price          | \$470,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,513                  |
| Acres          | 0.04                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 315 Windbury Road Sw |
| Subdivision | South Windsong       |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5J5              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Bathroom Rough-in, Vinyl Windows                                                                                                                     |
| Appliances        | Electric Stove, Garage Control(s), Microwave Hood Fan, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                      |
| Basement          | Partial, Unfinished                                                                                                                                                                                                      |

**Exterior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Entrance                              |
| Lot Description   | Front Yard, Landscaped, Rectangular Lot, Lawn |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame, Silent Floor Joists               |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 50                |
| Zoning         | R2-T              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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