

# \$394,900 - 420 Windstone Grove Sw, Airdrie

MLS® #A2256322

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,390 sqft

Residential on 0.02 Acres

Windsong, Airdrie, Alberta

Welcome to this modern and move-in ready 2 bedroom, 2 bathroom townhome offering over 1,200 sq. ft. of stylish, freshly updated living space—without the burden of condo fees!

From the front parking pad to the attached oversized single garage (with space for nearly 2 vehicles in tandem or ample storage space), this home combines convenience with comfort. Step inside and you™ll find a thoughtfully designed interior with fresh paint and trim, upgraded flooring throughout all three levels, and numerous builder-selected upgrades that set this property apart from the rest.

The open-concept kitchen is a cook™s dream, featuring stainless steel appliances, upgraded countertops, crown moulding above cabinetry, and a functional pull-up counter that flows seamlessly into the sunny living room. An added electric fireplace creates a cozy focal point, while built-in hidden wiring for an entertainment system keeps things sleek. The adjoining dining area provides access to a private, south-facing balcony—perfect for morning coffee or evening relaxation and bringing in a ton of natural light into the unit.

Upstairs, the spacious primary bedroom offers a large walk-in closet and direct access to the main bathroom. The second bedroom is equally versatile, ideal for guests, family, or a home office. The bathroom has been refreshed with new tile flooring for a modern finish. Additional highlights include a half bath on the main floor and a lower-level laundry area with plenty of storage space. Situated



right beside a green space with walking paths and park benches it's the perfect place to take your dog or enjoy an active lifestyle. With tasteful finishes, fresh updates, and a bright, welcoming layout, this charming home is truly move-in ready.

Built in 2012

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2256322      |
| Price          | \$394,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,390         |
| Acres          | 0.02          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 420 Windstone Grove Sw |
| Subdivision | Windsong               |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 3T4                |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                             |
| Parking        | Concrete Driveway, Off Street, Parking Pad, Single Garage Attached, On Street |
| # of Garages   | 1                                                                             |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                                    |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Electric                                                                                             |
| Basement          | None                                                                                                 |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Lot Description   | Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 39                   |
| Zoning         | R-BTB                |

## Listing Details

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

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