

# \$479,999 - 2200 Windbury Greenway Sw, Airdrie

MLS® #A2258191

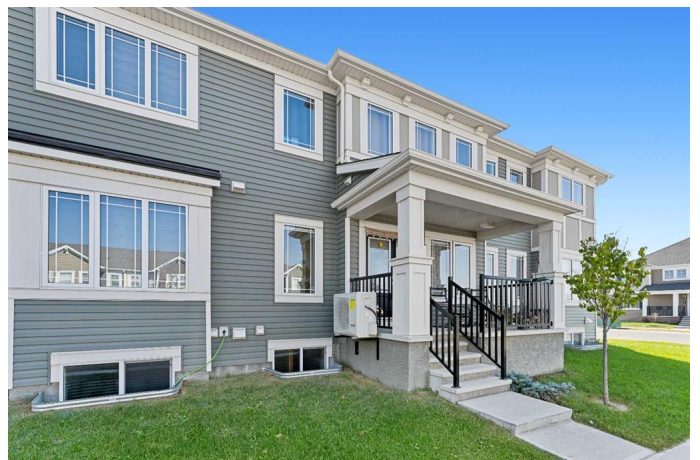
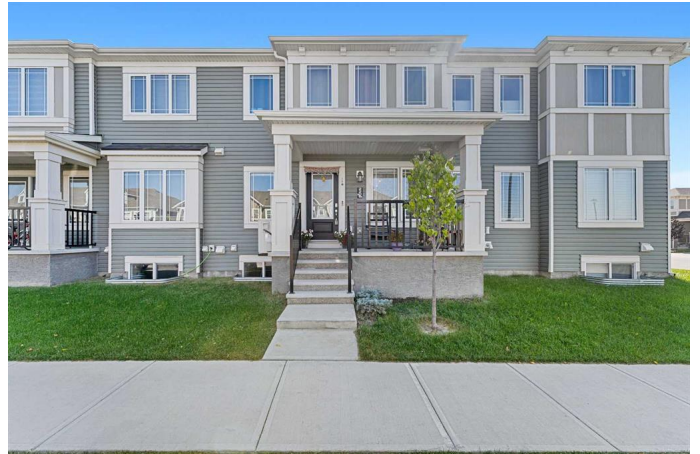
**\$479,999**

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.03 Acres

Southwinds, Airdrie, Alberta

NO CONDO FEES - PLENTY OF UPGRADES FROM BUILDER STAGE - FULL HEIGHT CABINETS IN KITCHEN - 10MM GLASS SURROUND SHOWER IN PRIMARY SUITE - AIR CONDITIONING - STEPS FROM BRAND NEW SCHOOL AND TOT LOT. Welcome to the home you've been dreaming of! This stunning, custom-designed 2-story townhome is perfectly situated kitty corner from a brand-new school currently being constructed and taking applications soon, just a stone's throw from Osborne Park and surrounded by everything you need in one of Airdrie's most coveted family-friendly neighborhoods. Picture yourself sipping coffee on your covered front veranda, watching your kids stroll to school. Step inside to an open-concept layout flooded with natural light, sleek premium vinyl plank floors, and a stunning upgraded lighting package throughout. The kitchen is a chef's dream with stainless steel appliances, pot lighting, full-height cabinetry, a large pantry with an embossed glass door, and a massive island—perfect for meal prep or gathering with friends. The living room invites you to relax and unwind while you enjoy your air conditioning on those hot days, with a cozy vibe that's perfect for family nights. Off the living room, you'll find a convenient 2-piece powder room and access to your oversized double garage, which is ideal for winter parking or your dream workshop. Upstairs, retreat to the spacious primary



bedroom with peaceful neighborhood views, a walk-in closet, and a private en-suite featuring a gorgeous floor-to-ceiling tiled glass shower and quartz countertops. Two more generously sized bedrooms and another upgraded 4-piece bathroom give you endless options for family or home office space. Plus, the laundry room is conveniently located upstairs, and your rear-facing deck is the perfect spot to catch some fresh air. The basement is a blank slate with a bathroom rough-in and large window—ready for you to add your personal touch, whether that’s a gym, home office, or more living space. With all these incredible upgrades and an unbeatable location, this home won’t last long. Book your private viewing today!

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2258191      |
| Price          | \$479,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,400         |
| Acres          | 0.03          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2200 Windbury Greenway Sw |
| Subdivision | Southwinds                |
| City        | Airdrie                   |
| County      | Airdrie                   |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4B 5L2 |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 2                                           |
| Parking        | Double Garage Attached, Alley Access, Paved |
| # of Garages   | 2                                           |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full                                                                                                                                                                                      |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Lane, Irregular Lot |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 37                   |
| Zoning         | R2-T                 |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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