

# **\$424,900 - 345 Windford Green Sw, Airdrie**

MLS® #A2165874

**\$424,900**

2 Bedroom, 3.00 Bathroom, 1,413 sqft

Residential on 0.02 Acres

South Windsong, Airdrie, Alberta

Vacant for quick possession... Welcome to your future home with NO CONDO FEES! This beautifully upgraded, air-conditioned townhouse in the highly desirable South Windsong community offers an incredible blend of style, functionality, and convenience. With 1413 square feet of thoughtfully designed living space, this property is perfect for both first-time buyers and savvy investors, boasting the added benefit of no condo fees.

Step inside to discover a bright and open floor plan that has been freshly painted and updated with some newer flooring. The entry level features elegant tile flooring, a large walk-in closet, a utility room with extra storage, and access to the attached garage—ideal for keeping your vehicle protected and providing extra storage space.

The main level is a true highlight, featuring a spacious living room and a separate dining area bathed in natural light from the numerous windows. The chef's dream kitchen stands out with its quartz countertops, full-height cabinets, and a custom backsplash that adds a touch of modern sophistication. The wrap-around island with an undermount sink not only offers extra seating for casual meals but also enhances the kitchen's functionality.

Enjoy the expansive 17-foot wide west-facing patio—perfect for morning coffee or relaxing evenings. A convenient 2-piece powder room rounds out this level.

Upstairs, you'll find a well-placed laundry area and two generously sized bedrooms. The



primary bedroom is a serene retreat with its large windows, walk-in closet, and a luxurious 3-piece ensuite featuring a glass-enclosed walk-in shower, quartz countertop, and tile flooring. The second bedroom is equally inviting, with access to a beautifully tiled full bathroom with a tub/shower combo, quartz countertop, and tile floor.

Built in 2016, this townhouse is ideally located close to schools, parks, green spaces, walking and biking paths, major routes, and all essential amenities. Don't miss the chance to make this stunning property your new home. Schedule a visit today—quick possession is available!

Built in 2016

### Essential Information

MLS® #	A2165874
Price	\$424,900
Sold Price	\$425,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,413
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	345 Windford Green Sw
Subdivision	South Windsong
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code           T4B 4A6

**Amenities**

Parking Spaces       2  
Parking               Single Garage Attached

**Interior**

Interior Features      Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage  
Appliances            Electric Stove, Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Washer  
Heating                Forced Air, High Efficiency  
Cooling                Central Air  
Basement              None

**Exterior**

Exterior Features     Other  
Lot Description        Landscaped  
Roof                    Asphalt Shingle  
Construction          Vinyl Siding, Stone, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed            September 14th, 2024  
Date Sold               October 30th, 2024  
Days on Market        46  
Zoning                  R-BTB  
HOA Fees               0.00

**Listing Details**

Listing Office          2% Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.