

# \$424,900 - 445 Windstone Grove Sw, Airdrie

MLS® #A2227494

**\$424,900**

3 Bedroom, 3.00 Bathroom, 1,535 sqft

Residential on 0.03 Acres

Windsong, Airdrie, Alberta

Fantastic opportunity to own this spacious 3 BEDROOM, 2.5-bathroom CORNER END unit with NO CONDO FEES, ideally located on one of the largest lots in the complex ACROSS FROM A PARK! This BRIGHT AND WELL MAINTAINED home offers exceptional value and versatility, making it perfect for families, pet owners, or anyone looking for extra space and privacy. The ground-level entry welcomes you with a generous front foyer and a bright FLEX ROOM with large windows—perfect for a home office, spare bedroom or playroom. The OVERSIZED SINGLE ATTACHED garage provides ample storage, and there's additional parking for a second vehicle on the driveway. The main living level features an OPEN CONCEPT LAYOUT with a spacious living room that opens onto a private balcony—ideal for enjoying your morning coffee or unwinding in the evening. The kitchen includes a breakfast bar, a wall of pantry cabinets for extra storage, and an extended dining area that easily accommodates a family-sized table. A separate laundry room and a convenient 2-piece bathroom complete this floor. Upstairs, you'll find a SPACIOUS MASTER RETREAT with room for a king-sized bed, a walk-in closet, and a 4-piece ENSUITE. Two additional bedrooms share another full 4-piece bathroom, offering comfortable accommodations for the whole family. The home is filled with AN ABUNDANCE OF NATURAL LIGHT thanks to large windows



throughout. As an end unit, this home also features a COVERED PATIO overlooking a park and green space. Enjoy this well maintained home with yearly maintenance of furnace/HWT, vents/Hvac cleaned regularly and an A/C unit installed in 2023. The front and side yards are landscaped and CAN BE FENCED (see RPR for outline), providing a private outdoor area ideal for children or pets. With its excellent location across from a park with benches and play areas, this home also offers easy access to Deerfoot Trail, major roadways, 2 schools, walking paths, and playgrounds. Ample STREET PARKING makes it convenient for guests. Donâ€™t miss this rare opportunity to own a family-friendly home in one of the best locations in the complexâ€”with space, privacy, and unbeatable value!

Built in 2013

**Essential Information**

MLS® #	A2227494
Price	\$424,900
Sold Price	\$422,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	0.03
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

**Community Information**

Address	445 Windstone Grove Sw
---------	------------------------

Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T4

### Amenities

Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Landscaped, Secluded, See Remarks
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Date Sold	June 14th, 2025
Days on Market	9
Zoning	R-BTB
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.