

# \$420,000 - 47 Windstone Green Sw, Airdrie

MLS® #A2227718

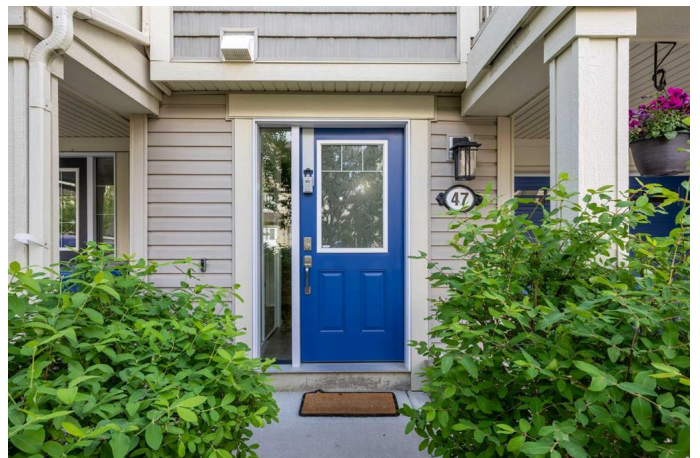
**\$420,000**

2 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.02 Acres

Windsong, Airdrie, Alberta

This stylish 2-bedroom, 2.5-bath 3-level townhouse is an ideal fit for first-time buyers, young professionals, or investors looking for a low-maintenance property in one of Airdrie's most connected and fast-growing neighbourhoods. The home is spread out over three functional levels. On the entry level, you're welcomed by a bright foyer with built-in storage, a laundry area, and direct access to your private attached garage, perfect for avoiding those cold winter mornings. Upstairs, the main living area offers a comfortable and modern space to relax or entertain. The kitchen is well laid out with ample cabinet space, a tiled backsplash, and an eating bar. It opens into a dedicated dining area and a bright living room that leads out to a private balcony, an ideal spot for coffee breaks, fresh air, or evening downtime. On the top floor, you'll find two comfortable bedrooms, including a spacious primary with its own ensuite and walk-in closet, plus a full main bathroom. The layout offers great flexibility for a couple, roommates, or even a home office setup. With no condo fees, this property provides the independence of homeownership without the added monthly cost. You'll also appreciate the convenience of your own garage and driveway for parking and extra storage. The natural light, clean finishes, and open layout give the home a fresh, modern feel throughout. The location is hard to beat. It's directly across the street from Windsong Heights School (K-8), steps away



from Chinook Winds Regional Park with green spaces, sports fields, and a spray park, and just minutes to Cooper's Town Promenade. There, you'll find Save-On-Foods, Shoppers Drug Mart, Starbucks, restaurants, and everything you need for daily errands. Whether you're buying your first home or adding to your rental portfolio, this property offers excellent value in a community with strong amenities, walkability, and future growth. Reach out today to book your showing and take the next step in your real estate journey.

Built in 2010

### Essential Information

MLS® #	A2227718
Price	\$420,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,370
Acres	0.02
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	47 Windstone Green Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0N8

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

### Additional Information

Date Listed	June 5th, 2025
Days on Market	5
Zoning	R-BTB

### Listing Details

Listing Office	eXp Realty
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