

# \$449,900 - 14 Windstone Lane Sw, Airdrie

MLS® #A2262355

**\$449,900**

3 Bedroom, 4.00 Bathroom, 1,324 sqft

Residential on 0.03 Acres

Windsong, Airdrie, Alberta

OPEN HOUSE THIS SATURDAY OCT 25 from 12-3. Spacious Townhome Across from the Park – Double Garage & Bonus Room with Balcony. Welcome to this bright and inviting 3-bedroom, 3-bathroom townhouse ideally situated across from a beautiful park. Featuring a double attached garage and thoughtful layout, this home offers the perfect balance of comfort and convenience. The main floor features an open-concept living space with laminate flooring, a stylish kitchen equipped with a breakfast bar, and ample storage throughout. Upstairs, a versatile bonus room opens to a large balcony with a gas line for your BBQ – perfect for entertaining or enjoying your morning coffee. All three bedrooms are generously sized, and the high-efficiency furnace ensures year-round comfort. The basement half bath is already roughed in, offering the potential to create a full bathroom if desired. Enjoy relaxing on your south-facing front patio, or take advantage of the unbeatable location steps from schools, parks, walking paths, transit, and shopping, with easy access to Calgary for commuters. Don't miss out, schedule your private showing today.

Built in 2010

## Essential Information

MLS® # A2262355

Price \$449,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,324         |
| Acres          | 0.03          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 14 Windstone Lane Sw |
| Subdivision | Windsong             |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 0N7              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Animal Home, Open Floorplan, Storage                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full                                                                                                     |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                        |
| Lot Description   | Back Lane, Front Yard, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                              |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 16                 |
| Zoning         | R2-T               |

**Listing Details**

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

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