

# \$399,900 - 157 Windstone Avenue Sw, Airdrie

MLS® #A2246052

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,434 sqft

Residential on 0.02 Acres

Windsong, Airdrie, Alberta

Welcome to YOUR NEW HOME.... an opportunity to own a freehold 2-bedroom, 2.5-bathroom home with NO condo fees in the vibrant community of Windsong. This layout stands out with a dedicated flex space near the front entry, ideal for a home office, small studio, or drop zone for busy mornings.

The extended single-car garage (23'6" x 10'3") and full driveway mean parking's never an issue, and the oversized balcony (17'8" x 8'5"), one of the largest on the block, gives you space to entertain, relax, and take in the neighborhood view. Inside, the kitchen offers smart functionality with granite counters, stainless steel appliances, a pantry, and a breakfast bar that connects naturally to the dining area and out to the balcony.

The living room feels open and bright thanks to the multiple well-placed windows, and the hardwood flooring gives it a clean, timeless finish. A convenient 2-piece bath completes the main level.

Upstairs, the primary bedroom features a walk-in closet and 3 piece ensuite with granite counters and a modern tiled shower. The second bedroom is generously sized and includes a unique nook facing the window (Perfect for little ones to turn into a fort, a dedicated desk area for teens, or simply extra closet/storage space), and access to a full



4-piece bathroom, making it perfect for guests, roommates, or kids.

Set across from a field and the elementary school, and within walking distance to W.H. Croxford High School, this home is also minutes from Chinook Winds Regional Park...with its splash park, ball diamonds, skate park, and winter toboggan hill. Trails wind through the community, and shopping, dining, and recreation are all nearby.

Whether you're starting out, downsizing, or need that extra space to work from home, this is a home designed to work for the life you're building.

Built in 2012

### Essential Information

MLS® #	A2246052
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,434
Acres	0.02
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	157 Windstone Avenue Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 3R3

### Amenities

Parking Spaces 2

Parking Driveway, Parking Pad, Single Garage Attached, Front Drive, Garage Faces Front, Off Street

# of Garages 1

### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings

Heating Forced Air

Cooling None

Basement None

### Exterior

Exterior Features Balcony

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Cedar

Foundation Poured Concrete

### Additional Information

Date Listed August 8th, 2025

Days on Market 33

Zoning R-BTB

### Listing Details

Listing Office The Real Estate District

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