

# \$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

**\*\*OPEN HOUSE | SAT SEPT 6 , 2:00PM - 3:30PM\*\*** 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, Front Drive, Garage Faces Front, Off Street, Parking Pad, Single Garage Attached |
| # 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      | Cedar, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 32               |
| Zoning         | R-BTB            |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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