

34 Windford Crescent SW
Airdrie, Alberta

MLS # A2220049



\$495,000

Division:	South Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,257 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

**** OPEN house SATURDAY 1PM-3PM** NO CONDO FEES!** Pack your bags and start the car because this one is ready for you to move in TODAY! This FULLY FINISHED, 3-bedroom, 3 1/2-bathroom home has everything you need, including a view of the park! The main floor is OPEN CONCEPT with a very MODERN feel. Laminate flooring runs through the dining room and living area, and there's so much natural light from the SOUTH-facing windows. The kitchen has beautiful granite countertops, stainless steel appliances, and a pantry. A 2-piece bathroom and access to your DOUBLE ATTACHED garage complete the main floor. Upstairs, you will find access to your massive BALCONY that overlooks the PAVED alleyway. The primary bedroom has a walk-in closet and a 3-piece ensuite. There are 2 more bedrooms and a 4-piece bathroom with a fully tiled shower. The basement has been completed with a 3-piece bathroom, stacked laundry, and plenty of storage. You could easily add a 4th bedroom down here or a Murphy bed for guests. Not only does the inside check off all the boxes, but the location is fantastic too. With easy access in and out of the city, you are also within walking distance from Coopers Plaza Promenade! Don't let this one slip away; book your showing today!