

**2234 Windbury Greenway SW**  
**Airdrie, Alberta**

**MLS # A2200837**



**\$499,900**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\* Open House Saturday March 29, 1-4 PM \*\*** Welcome to Windbury Greenway, an exciting new development in the heart of Southwinds, where modern design meets everyday convenience—with no condo fees! Perfectly positioned facing a green space with **FRONT DOOR ACCESS TO A KIDS PARK**, plus a picnic area and a new pump bike park nearby, this bright and inviting 3-bedroom, 2.5-bathroom townhome is designed for those who crave both comfort and style. Step inside and feel at home in the open-concept main floor, where natural light pours in, highlighting the spacious living area. The sleek kitchen boasts ample cupboard space, a central island, and a seamless flow into the dining area—perfect for entertaining or cozy nights in. Upstairs, the primary retreat features a walk-in closet, 4-piece ensuite, and a private rooftop patio—your own personal escape to enjoy the afternoon and evening sun or a quiet moment under the stars. Two additional bedrooms, a full 4-piece bathroom, and convenient upper-floor laundry complete this thoughtfully designed level. Tucked away at the back, the attached garage and paved rear lane provide effortless access, rounding out the perfect blend of functionality, charm, and modern living. With **GREEN SPACE AT YOUR DOORSTEP AND A KIDS PARK JUST STEPS AWAY**, plus the best of Southwinds just minutes away, this is your chance to experience low-maintenance living in one of the community’s most exciting new developments!