

HELLO,
Gorgeous!

136 WINDFORD GROVE SW

AIRDRIE, ALBERTA

AN END UNIT THAT FACES THE PARK, WITH NO CONDO FEES

Set on a corner in Windsong, this end unit townhome looks directly onto a park and playground, with windows on three sides and a west exposure that carries light through the whole afternoon.

With approximately 1,468 sq ft above grade (RMS) across three levels, 3 bedrooms, central air conditioning, and no condo fees or HOA, this is a home that keeps its monthly costs low without giving up space.

MAIN FLOOR HIGHLIGHTS

- **Open living, dining and kitchen with windows on three sides**
 - Quartz counters and a centre island with an undermount sink and seating
 - Upgraded white cabinetry with a full height pantry and a tile backsplash
 - Stainless appliances including a smooth top electric range and microwave hood fan
 - Garden door to a west facing balcony with a glass railing and a gas line
 - Two piece bathroom with a vanity replaced in 2022
- Everything on this floor points at the same window.

UPPER LEVEL

- **Primary bedroom, roughly 11'8" by 12'0", opening into the four piece bathroom**
 - Second bedroom, roughly 11'5" by 9'4"
 - Third bedroom, roughly 8'4" by 8'7"
 - All three carpeted, with windows to the park or the street
- Three bedrooms on one floor, which is not a given at this price.

LOWER LEVEL & ENTRY

- **Tiled entrance with a mirrored closet, and a mud room off the garage**
 - Mechanical room with the washer, dryer, furnace, hot water tank and humidifier
- The working parts of the house, kept out of the living space.

GARAGE, PARKING & OUTDOOR

- **Single attached garage, roughly 10'2" by 23'5", with wall mounted shelving**
 - Driveway parking in front, two spaces in total
 - West facing balcony, roughly 11'3" by 8'5", with a gas line for the barbecue
 - Corner lot on a cul de sac with low maintenance landscaping
- Park across the street, pathways from the front door.

UPGRADES & FEATURES

- Fresh paint throughout, 2026
- New half bathroom vanity, 2022
- Central air conditioning and a smart thermostat
- PEX plumbing with no Poly-B, copper wiring, 100 amp service
- Central vacuum rough in, ready if you want it

Move-in ready with key updates already completed.

AT A GLANCE

- 3 Bedrooms
- 1 Full + 1 Half Bathroom
- ~1,468 Sq Ft Above Grade (RMS)
- Corner Lot (~1,324 sq ft)
- No Condo Fees, No HOA
- Central Air Conditioning + Smart Thermostat
- Single Attached Garage, Deep (10'2" x 23'5")
- Three Storey Townhome, Built 2014
- Park & Playground Directly Across the Street

WHY YOU'LL LOVE IT

This home stands out for one simple reason... position.

Park in front. Windows on three sides. No condo fees.

It's a combination that's hard to find... and even harder to replace.

LET'S MAKE YOUR NEXT MOVE A **POSITIVE** ONE!

TARA MOLINA c: 403.809.4639 e: tara@taramolina.com

SHAUNA ALLEN c: 587.247.6683 e: shauna@taramolina.com

TARAMOLINA.COM

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