

14 Windford Drive SW
Airdrie, Alberta

MLS # A2218978



\$489,900

Division:	South Windsong		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,375 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, See Remarks, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

NO Condo Fees - Fully Finished & End Unit & Unbeatable Location & Almost 2000 SF of Developed Living Space - 2 Bedroom 4 Bathroom… Welcome to your dream home in the vibrant community of South Windsong! This stunning END UNIT is ideally situated directly across from a beautiful park & green space! As you approach your new home, you will notice a cozy, covered veranda, perfect for enjoying sunny evenings or watching your kids play at the park. This once in a lifetime package is just minutes away from all levels of schools, shopping, recreation & all amenities! Boasting just under 2000 SF of developed living space, this home offers a comfortable and functional layout designed for modern living. The open-concept living room features large southwest-facing windows that frame beautiful park views and fill the space with natural light. The chef’s kitchen is equipped with stainless steel appliances, ample cabinet space, a spacious pantry and a large center island—perfect for everyday use. Rounding out the main floor is a 2 pce powder room & access to your double attached garage. Upstairs, you’ll find two generously sized bedrooms, including a primary suite with a spa-inspired 4-piece ensuite & a walk-in closet. A full 4-piece bathroom serves the second bedroom. Also on this level is a spacious loft/bonus room with a beautiful gas fireplace, ideal for relaxing or entertaining. Outdoor living is a breeze with a massive 20x11 deck located just off the loft/bonus room, complemented with a BBQ gas line, and views of the beautiful community. The fully developed basement adds even more living space, with a charming family room, a wet bar with built-in mini fridge and shelving, a full 4-piece bathroom, adding plenty of flexibility for entertainment, guests, or hobbies. Your generously sized double-attached garage with built-in

shelving is conveniently located at the rear of the home with a paved back lane. Don't miss your chance to make this one-of-a-kind townhome yours. Book your private showing today