

22 Windford Drive SW
Airdrie, Alberta

MLS # A2274289



\$414,900

Division:	South Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

DUAL MASTER BEDROOMS | PARK-FRONT LOCATION | DOUBLE ATTACHED GARAGE | NO CONDO FEES! Pride of ownership shines throughout this immaculate home, lovingly maintained by its owners. Offering amazing curb appeal, the property features a zero-maintenance fenced front yard with artificial turf, perfectly positioned directly across from a beautiful park, green space, and a toboggan hill. Step inside to a bright and welcoming foyer with a picture-window front door. The spacious living area boasts a fresh, modern colour palette, laminate flooring.. The open-concept layout flows seamlessly into the chef's kitchen, complete with a large eat-up island, contemporary cabinetry, granite countertops, and abundant storage. The dining area easily accommodates a large table with additional space for a hutch or buffet. A discreet half bath and access to the insulated and drywalled double attached garage (fits a large truck!) complete the main floor. Upstairs, a versatile loft offers the perfect space for a home office, playroom, or gym and provides access to the spacious 185 sq ft upper deck, ideal for outdoor dining and relaxing. The upper level features two generous master suites, each with its own walk-in closet and private ensuite. The primary ensuite includes quartz countertops, a soaker tub, and a walk-in shower. The second ensuite offers a walk-in shower, granite countertop, and tile flooring. Completing the upper level is a rare walk-in laundry room and central vacuum system. The basement is bright and open with a large egress window and bathroom rough-in, ready for future development. Situated in a highly desirable, family-friendly community with excellent access to multiple playgrounds and beautiful pathways, including routes through the nearby Environmental Reserve leading to Chinook Winds skate park, splash park, ball diamonds,

playgrounds, and rink. Within walking distance and school boundaries for Windsong Heights (K–8). Shopping and dining at Coopers Town Promenade are just minutes away, with convenient access to 8th Street and the 40th Avenue connector for easy commuting to Calgary. An exceptional, move-in-ready home in a fantastic location—perfect for families, professionals, or investors alike