

181 Windford Rise SW
Airdrie, Alberta

MLS # A2299263



\$699,900

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,980 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: Hot Tub, 2nd Refrigerator, 2nd Dishwasher, 2nd Washer, 2nd Dryer, Storage Shed, Blinds, Fireplace in Primary Bedroom, Electric Range

Located in Southwind's' most connected and amenity-rich location – steps from Coopers Shopping Plaza, green space, Osborne Park, and pathways. Enjoy evening walks around the environmental reserve and pond, let the kids burn energy at the nearby zipline and rock-climbing playground, or take advantage of the growing list of neighbourhood favourites just minutes away — Balzac Brewery, The Cravery, , Fitness centre, McDonald's, Seven Saints Boutique. The brand-new K-9 Southwind's School (currently under construction) and the site of Airdrie's future West Side Recreation Centre are nearby. Easiest commute in Airdrie – to Calgary or across to the east side. This pocket of Airdrie continues to strengthen its long-term family appeal. ABOUT THIS HOME – METICULOUSLY MAINTAINED, NO SMOKING/PETS This 4-bedroom, 3.5-bathroom home offers the perfect blend of comfort, style, and functionality. With 3 bedrooms upstairs and 1 on the lower level, this property has been meticulously cared for. MAIN FLOOR: Great curb appeal with a private front veranda. Main floor office/flex room as you enter. Large living/dining/kitchen area. The kitchen features a central island, granite countertops, gas stove, alkaline water filter system (2025), large pantry, water softener, and plenty of cabinetry, flowing seamlessly into the dining area and out onto a two-tier large deck – perfect for entertaining or simply enjoying the view. The open-concept level is designed for both comfortable living and entertaining, with stainless steel appliances, generous cabinetry, and a large island with breakfast bar seating. The kitchen flows seamlessly into the dining area surrounded by windows and light. BACKYARD OASIS: Two-tiered deck, hot tub, storage shed. UPPER LEVEL: Bonus room ideal for a play space or home office, beautiful balcony off

the upper bonus room. Amazing primary retreat with picture corner windows, ensuite, electric fireplace, and walk-in closet. Two additional well-sized bedrooms, a full bath, and UPPER LAUNDRY with large linen closet. Upstairs you'll find three well-sized bedrooms – a relaxing primary retreat with picture corner windows, a walk-in closet, and a bright ensuite featuring its own window that fills the space with natural sunshine. Two additional bedrooms and a full bath provide flexibility for families, guests, or work-from-home needs.

BASEMENT (SEPARATE ENTRANCE): Fully developed with second laundry, dishwasher, electric range (2023), kitchen, spacious living/dining area, and a large bedroom. **PREMIUM UPGRADES:** Central A/C, water softener, alkaline water filter, Eco bee thermostat.

NEIGHBOURHOOD: Parks, pathways, walk to schools! Excellent friendly neighbourhood. Make this your home today!