

174 Windstone Avenue SW
Airdrie, Alberta

MLS # A2318429



\$499,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Windsong | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,460 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 3 | Baths: | 2 full / 2 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Interior Lot | | |

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|--------------------|--------------------------------|-------------------|------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R1-U |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Open Floorplan | | |

Inclusions: none

This stunning 3-bedroom home truly has it all—style, comfort, and an unbeatable location! Backing onto a massive green space, you’ll love the peaceful backyard with a beautiful gazebo—perfect for summer BBQs or relaxing in the shade. And inside? Stay cool all summer with your very own AIR CONDITIONING & keep your home clean with central vacuum. Step inside to a bright and inviting main floor, where the living room offers flexible furniture layouts, anchored by a cozy gas fireplace & mantle. The kitchen is both stylish and functional—ideal for cooking together during family meals or holidays. The island seats two, pot lights make prep a breeze, and the highlight? A Smart Oven that lets you cook two dishes at different temperatures at once! Plus, you’ll enjoy a walk-in pantry, rear entry closet, and a convenient single garage for parking or storage. Upstairs, your spacious primary retreat easily fits a king-sized bed and overlooks the park. The ensuite bath features a deep tub/shower combo and serene views. Two bright kids’ bedrooms, a full bathroom with extra counter space, and a well-designed laundry room with folding counter & cabinets complete this level. The fully finished basement adds even more living space has an indoor playset for families with children—perfect as a playroom, home office, or guest suite. Prime Location: Just 1 minute to 40th Ave & Deerfoot—easy Calgary commute Windsong Heights K-8 School right behind the home (kids can walk home for lunch!) Chinook Winds Park nearby with splash park, sports fields & pump track Walkable to Save-On-Foods, Shoppers, Dairy Queen, Balzac Brewing & more Transit routes close by This is more than just a home—it’s a lifestyle! Don’t miss your chance to own this incredible property in one of Airdrie’s most

family-friendly communities. Book your showing today!