REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

169 Windford Park SW
Airdrie, Alberta

MLS # A2335488



$684,900

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,507 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbours B		

Heating:	Forced Air	**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:	Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: programmable lights on front, garage heater, garburator, blinds (as is). Note: Appliances are sold as-is.

Unbeatable Value & Incredible Potential in Windsong! Discover the ultimate opportunity to build sweat equity in one of Airdrie’s most desirable, family-friendly neighbourhoods. This massive 2,506 sq ft, 2-storey detached home backs directly onto a serene south-facing greenspace, offering instant access to walking paths, a neighbourhood pond, and a playground right outside your back gate. Built in 2016, this property boasts an exceptional architectural foundation with soaring 9-foot ceilings on all three levels. The main floor welcomes you with a bright, open living room anchored by a gas fireplace, a spacious dining area bathed in natural light, and a chef-inspired kitchen. The kitchen is loaded with premium upgrades, including full-height white cabinetry with crown moulding, quartz countertops, a gas stove, a walkthrough pantry, and an 8-ft pantry door. Upstairs, family living is made easy with a sprawling central bonus room, a dedicated laundry room, two oversized kids’ bedrooms, and a 5-pce shared bathroom with dual sink vanity. The massive primary retreat is a true sanctuary, featuring his-and-hers walk-in closets and a luxurious 5-piece ensuite complete with dual sinks, quartz counters, a corner soaker tub, and a large 10mm glass shower. The walk-out basement is partly finished, maintaining 9-ft ceilings and opening up to a large concrete patio. The raised upper deck spans the full width of the house and offers a convenient staircase down to the yard. The south-facing backyard is fully fenced with dual side gates and enjoys all-day sun. Additional features include Hunter Douglas blinds, central A/C, a high-efficiency furnace, a 50-gallon hot water tank, and an oversized 22 x 20 double attached garage equipped with shelving and a heater. Please note: The home needs cosmetic updates and new flooring, and is priced

to reflect its current condition. Bring your design ideas and turn this into your dream home!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Rhinorealty. Information is believed to be reliable but not guaranteed.