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115 Windford Street SW Airdrie, Alberta

MLS # A2356364

$500,000

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,477 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Driveway, Front Drive, Insulated, Off Street, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Storage Shed		

Welcome to 115 Windford Street SW, a FULLY FINISHED 2-storey detached home offering 3 BEDROOMS, 3.5 BATHROOMS and the perfect blend of comfort, style and functionality in Airdrie's desirable community of South Windsong priced $50,000 BELOW assessed value! Step inside to discover a bright, inviting open-concept main floor featuring 9' ceilings, rich hardwood flooring, contemporary finishes and a spacious living room anchored by a cozy gas fireplace. The well-appointed kitchen boasts crisp white cabinetry, stainless steel appliances, a stylish tile backsplash, generous counter space and a large centre island with breakfast bar seating—perfect for casual meals and entertaining. The adjoining dining area opens directly onto the sunny WEST-FACING backyard, creating a seamless connection between indoor and outdoor living. A convenient 2-piece powder room completes the main level. Upstairs, you'll find THREE generously sized bedrooms, including a spacious primary retreat complete with a private 3-piece ensuite featuring a walk-in shower. A full 4-piece bathroom serves the additional bedrooms. The FULLY FINISHED BASEMENT expands your living space with a spacious RECREATION ROOM, a 3-piece bathroom and a large storage room—offering wonderful flexibility for movie nights, entertaining, hobbies or a home office. Outside, enjoy summer evenings on the spacious rear deck, complete with a convenient BBQ gas line, overlooking the fully fenced and landscaped WEST-FACING backyard. Pre-wiring for a future hot tub adds even more possibilities! Additional highlights include a welcoming covered front porch with Phantom screen, a single attached garage, DOUBLE-WIDE driveway and convenient access to 8th Street. With expansive green space and a park just steps away, this fantastic location offers the lifestyle

you've been looking for. Whether you're hosting friends around the kitchen island, relaxing by the fireplace or enjoying a summer BBQ on the deck, this home offers inviting spaces for every occasion. A wonderful opportunity to own a move-in-ready home with room to entertain, unwind and enjoy. Don't miss it!

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