



GRASSROOTS
REALTY GROUP

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197 Windford Rise SW
Airdrie, Alberta

MLS # A2223062



\$749,900

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,063 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Shelving in Garage, TV Mounts

Welcome to 197 Windford Rise! This impeccably maintained, original-owner home features a brand new, LEGAL basement suite—perfect for multi-generational living or added income potential! Step inside to a grand foyer with soaring cathedral ceilings and expansive windows that flood the space with natural light. The main floor boasts 9-foot ceilings and durable luxury vinyl plank flooring throughout. The spacious kitchen is a chef’s dream, complete with quartz countertops, stainless steel appliances, a large pantry, and a clear view of the west-facing backyard. The inviting living room features a stone-surround fireplace, creating a cozy ambiance. A stylish 2-piece powder room completes the main level. Upstairs, you’ll find a generous bonus room—ideal for entertainment or a home office. This level also includes three bedrooms and two full bathrooms, highlighted by a luxurious primary retreat with a walk-in closet and spa-like 5-piece ensuite featuring dual sinks, a standalone shower, and a soaker tub. A convenient laundry room finishes off the upper floor. Now for the showstopper—the LEGAL basement suite with a private side entrance! This newly completed space includes LVP flooring, a full kitchen with quartz counters and stainless steel appliances, a cozy living room, a spacious bedroom, a modern 3-piece bathroom, separate laundry, and ample storage. Whether you’re considering an Airbnb, long-term rental, or in-law suite, this LEGAL suite significantly enhances your buying power and mortgage qualifications. The backyard is designed for comfort and function, featuring a large deck with BBQ gas line, fresh sod, a raised vegetable garden, dedicated dog run with artificial turf, and shade trees—perfect for entertaining or letting kids and pets play safely. Additional highlights include central A/C for summer comfort and

a heated garage for winter convenience. Ideally located within walking distance to schools, shopping, dining, parks, playgrounds, and the Prairie Winds Skate & Spray Park&mdashthis home truly has it all. Don’t miss your chance&mdashbook your showing today!