



**GRASSROOTS**  
REALTY GROUP

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**159 Windford Street SW**  
**Airdrie, Alberta**

**MLS # A2249572**



**\$629,900**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,989 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Front, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub		
<b>Inclusions:</b>	none		

Welcome to 159 Windford Street SW, \$30,000 Price Reduction! a beautifully maintained 1,988 sq. ft. detached 2-storey home in the sought-after community of South Windsong. This pet-free, non-smoking residence offers a thoughtfully designed floor plan perfect for modern living. The bright, open-concept main level showcases hardwood floors, a spacious great room with a cozy gas fireplace, and a stylish kitchen featuring stainless steel appliances, a walk-through pantry, and plenty of counter space. Upstairs, the primary suite offers a large walk-in closet and a private 5-piece ensuite, complemented by two additional bedrooms, a full bathroom, and a convenient upper-level laundry room. The unfinished basement with rough-in plumbing provides endless possibilities for customization. Step outside to enjoy a fully fenced and landscaped backyard with a rear deck—perfect for summer evenings and weekend BBQs. Additional highlights include knockdown ceilings, a single attached garage, and a prime location close to schools, parks, shopping, playgrounds, and transit. Located in a vibrant, family-friendly neighbourhood, this move-in-ready home combines comfort, style, and convenience — a fantastic opportunity you won't want to miss!