



**GRASSROOTS**  
REALTY GROUP

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**195 Windford Street SW**  
**Airdrie, Alberta**

**MLS # A2282506**



**\$699,900**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,970 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Basement: Washer, Dryer, Refrigerator, microwave hood fan.

This beautifully maintained corner home is filled with natural light and thoughtfully designed to maximize space, flow, and everyday functionality. With windows on multiple exposures, soaring 9-foot ceilings, and 8-foot doors with transom details, the home feels bright, open, and welcoming from the moment you step inside. A spacious foyer opens to luxury vinyl plank flooring that runs throughout the main level. The kitchen is both stylish and practical, offering expansive quartz countertops, stainless steel appliances, and generous cabinetry—ideal for daily living and entertaining. The oversized dining area flows seamlessly into the open-concept living space, where a dual-sided gas fireplace adds warmth and definition. Large glass doors lead to a fully fenced backyard and deck, extending the living space outdoors. A main-floor office enjoys the glow of the dual-sided fireplace, creating a comfortable work-from-home environment. A functional mudroom provides access to the insulated, drywalled double attached garage, while the large driveway offers excellent additional parking—an added benefit of this corner unit. Upstairs, a sun-filled bonus room is surrounded by walls of windows and accented by a wraparound wood railing, creating a bright and airy retreat. A large upper-level laundry room and linen storage enhance everyday convenience. The primary bedroom comfortably accommodates a king-sized bed and features a walk-in closet and a spa-inspired ensuite with a floating soaker tub, glass walk-in shower, and extra-tall quartz-topped vanity. Two additional generously sized bedrooms and a well-appointed main bath continue the home's light-filled design. The fully finished lower level, completed by the builder, offers exceptional versatility with a walk-up separate entrance, second laundry area, and wet bar/kitchenette. A spacious

fourth bedroom and full four-piece bathroom complete this level, along with a large finished storage room—ideal for guests, extended family, or future suite potential. Located in a vibrant, family-friendly community with multiple playgrounds—including a rock-climbing park—just steps away, as well as nearby shopping, services, and convenient access to major commuter routes. This bright corner home truly stands out and is a must-see.