



159 Windford Street SW
Airdrie, Alberta

MLS # A2296446



\$590,000

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

Welcome to 159 Windford Street SW in the beautiful Southwinds community in Airdrie—a beautifully designed home that perfectly blends space, style, and everyday functionality in one of Alberta’s fastest-growing communities. From the moment you step inside, you’re greeted by 9-foot ceilings, rich hardwood flooring, and an inviting open-concept layout that creates a bright and airy atmosphere. The upgraded kitchen cabinetry anchors the main floor, offering both elegance and practicality for cooking and entertaining. This level also features a dedicated home office—currently used as a Dayhome play area, a spacious living room, a well-defined dining area, and a convenient 2-piece bath—ideal for modern family living and remote work flexibility. Upstairs, the home continues to impress with a generous bonus room, perfect for movie nights or a kids’ retreat. You’ll find three large bedrooms, including a luxurious primary suite complete with a 5-piece ensuite, along with an additional 4-piece bathroom and a convenient upper-floor laundry room. The basement is ready for your vision, featuring a bathroom rough-in that provides a head start on future development—whether for additional living space, a home gym, or extended family use. Outside, enjoy a fully fenced and landscaped yard, offering a deck, privacy and a move-in-ready outdoor space for relaxation or entertaining. Located in the vibrant city of Airdrie, with a brand-new school under construction just a short walk away, this home delivers the perfect balance of small-town charm and big-city accessibility—just 30 minutes to downtown Calgary, under 20 minutes to Calgary International Airport, and less than 10 minutes to CrossIron Mills. This is exceptional value in a thriving community—a home that truly has it all. Don’t miss

your opportunity—schedule your private showing today.