



**271 Windford Crescent SW**  
**Airdrie, Alberta**

**MLS # A2299718**



**\$475,000**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,356 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** Garage Heater, Electric Fireplace (this is a furniture style)

This beautifully maintained end unit offers over 1,800 sq ft of thoughtfully designed living space in an established, family-friendly neighbourhood—with no condo fees—and shows like new. Enjoy inviting curb appeal with a covered front veranda and a well-kept yard. Step inside to a welcoming foyer, leading into a spacious and functional main floor layout. The kitchen is both stylish and practical, featuring a large island, granite countertops, stainless steel appliances, a glass tile backsplash, and generous cabinetry with a pantry. The dining and living areas connect seamlessly, creating an ideal space for everyday living and entertaining. A tiled mudroom, discreet half bath, and access to the heated, fully finished double garage complete the main level. Upstairs offers a versatile loft, access to a 200+ sq ft south-facing deck, a spacious primary bedroom with walk-in closet and ensuite, plus two additional bedrooms and a full bath with quartz and tile finishes. The professionally finished basement adds a cozy family room with an electric fireplace, flexible guest space, a stylish 3-piece bath, and an upgraded laundry area. Close to parks, pathways, Chinook Winds amenities, and shopping at Coopers Town Promenade, with easy access for commuting.