



**209 Windford Park SW
Airdrie, Alberta**

MLS # A2148547



\$629,900

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Windsong | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,786 sq.ft. | Age: | 2016 (8 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, Front Yard, See Remarks | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | High Efficiency, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1-U |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry | | |

Inclusions: NA

Welcome to this exceptional family home nestled on a tranquil street in the highly desirable Windsong community. Boasting 2638 SF with 3 bedrooms and 3.5 bathrooms, this fully finished residence is ideally situated near schools (new K-8 being built), parks, greenspaces, and Chinook Winds Park, offering convenience and a vibrant lifestyle. The main floor welcomes you with an abundance of natural light and features a cozy gas fireplace in the great room, perfect for gatherings. Adjacent, the dining area is ideal for family meals or game nights, while the chef-inspired kitchen delights with a wrap-around island providing extra seating, stainless steel appliances, ample counter space, and a convenient walk-in pantry. Access to the single attached garage and a 2-piece powder room complete this level, ensuring practicality meets comfort. Upstairs, discover a spacious primary bedroom retreat complete with a walk-in closet and a full 4-piece ensuite bath. Two additional bedrooms share another full bathroom, and a convenient laundry room adds further functionality to this level. The fully finished basement, completed with permits, offers additional living space and would make a great mother-in-law area or teenager retreat with a large family room featuring a wet bar/2nd kitchen area, a sizable den (could be converted to a 4th bedroom), storage options, and another full 4-piece bathroom. Outside, the fenced yard provides ample room for children to play and for outdoor entertaining. Don't miss the opportunity to own this fantastic property in Windsong. Schedule your viewing today and envision the lifestyle this home has to offer!