

**44 Windford Park SW**  
**Airdrie, Alberta**

**MLS # A2178128**



**\$658,888**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner 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>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Bar Fridge in Garage, Rolling Tool Cart in Garage, Work Table in Garage, Basement Freezer, Hot Tub, All Window Blinds, All TV Wall Mounts

OPEN HOUSE SUNDAY, NOVEMBER 17 from 1:00pm &ndash; 3:00pm. Welcome to 44 Windford Park &ndash; a stunning corner lot home that combines modern living with comfort and style. This 1750 square foot residence features 3 bedrooms and 2 &frac12; bathrooms, making it an ideal space for families or those just seeking extra space. As you step inside, you'll be greeted by an inviting open-concept layout that maximizes natural light and offers a warm ambiance. The spacious living area flows seamlessly into the modern kitchen, equipped with contemporary appliances perfect for all your culinary needs and hosting family & friends. The primary bedroom is a serene retreat, complete with a 5 piece ensuite for added privacy and two separate closets. The two additional bedrooms provide flexibility for family or guests. The bonus room provides additional space that can be used as a family room, play area, or office. Enjoy the central air conditioning on hot sunny days. Take advantage of the outdoor oasis in your private backyard, featuring a relaxing hot tub &ndash; perfect for unwinding after a long day under the stars. This space provides opportunity for outdoor entertaining with the pergola and patio. The unfinished basement awaits your creative ideas allowing for additional living spaces customized to your needs. With a double attached garage providing easy access and additional storage options, this home is located in a desirable neighbourhood close to parks, schools, and shopping amenities. Easy access to Highway 2. Don't miss your chance to make this exquisite property your new home! Book your private showing today!