

**209 Windford Park SW**  
**Airdrie, Alberta**

**MLS # A2178201**



**\$629,900**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,777 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Shingle Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning family home located on a peaceful street in the sought-after Windsong community. Spanning 2,638 square feet, this fully finished residence offers 3 bedrooms and 3.5 bathrooms, and is perfectly positioned near schools (with a new K-8 school under construction), parks, greenspaces, and Chinook Winds Park, providing both convenience and a vibrant lifestyle. The main floor greets you with an abundance of natural light and features a cozy gas fireplace in the great room, ideal for gatherings. The dining area is perfect for family meals or game nights, while the chef-inspired kitchen impresses with a wrap-around island for additional seating, stainless steel appliances, generous counter space, and a convenient walk-in pantry. This level also includes access to the single attached garage and a 2-piece powder room, blending functionality with comfort. Upstairs, the spacious primary bedroom serves as a serene 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 to the home's practicality. The fully finished basement, completed with permits, provides extra living space and could be ideal for a mother-in-law suite or teen retreat, featuring a large family room with a wet bar/second kitchen area, a sizable den (which could be converted into a 4th bedroom), ample storage, and another full 4-piece bathroom. The fenced backyard offers plenty of space for children to play and for outdoor entertaining. Don't miss the chance to own this remarkable property in Windsong. Schedule a viewing today and imagine the lifestyle this home can offer! Don't miss the 3D tour