



GRASSROOTS
REALTY GROUP

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75 Windford Drive SW
Airdrie, Alberta

MLS # A2233095



\$650,000

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Solar Tube(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

2258 sqft WITH ATTACHED GARAGE UNDER \$650k | SOUTH-FACING BACKYARD | FRONT & BACK DECKS | MID-LEVEL BONUS ROOM WITH VAULTED CEILINGS & FIREPLACE | WALK TO SCHOOL, SHOPS & PARKS! Beautifully designed for modern family life, this 2,258 sq ft home in Airdrie's South Windsong community combines thoughtful functionality with standout character. A welcoming front entry opens to a bright foyer with 9' ceilings and a built-in window seat, adding both charm and utility. The main level offers a warm and inviting kitchen with granite countertops, stainless steel appliances, a walk-in pantry for added storage, and an oversized island with breakfast bar seating. A centre dining room connects seamlessly to the backyard deck for indoor/outdoor ease, while a sunlit living room with corner windows provides a cozy place to unwind. A discreetly tucked powder room & Laundry completes the level. Upstairs, a vaulted family room with a gas fireplace offers the perfect place for movie nights or relaxed evenings and opens directly onto the spacious front balcony, extending your living space outdoors. The grandeur continues onto the upper level with open to below views and 3 spacious bedrooms, including a generous primary retreat with a walk-in closet and a luxurious 5-piece ensuite featuring dual sinks and a deep soaker tub for a restorative end to the day. Two additional bedrooms, one with vaulted ceilings, share a 4-piece bath and a bonus flex area is ideal for a study nook or work-from-home space. The unfinished basement provides future development potential and a ton of extra space. Fully fenced, the private and sunny south-facing backyard offers room to play, relax or garden, complete with a deck for barbecuing. An attached double garage ensures parking and storage are always at hand. Located on a quiet street within

walking distance to Windsong Heights School, the Southwinds Pump Track, and the many parks and green spaces that define this family-friendly community. Enjoy walkable access to Coopers Town Promenade with its shops, cafes, childcare and services. With quick access to CrossIron Mills, the airport and Calgary, this home offers both everyday ease and a vibrant, connected lifestyle.