



**GRASSROOTS**  
REALTY GROUP

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**159 Windford Street SW**  
**Airdrie, Alberta**

**MLS # A2235693**



**\$660,000**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,989 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

<b>Inclusions:</b>	None
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Step into comfort and space at 159 Windford Street SW – a meticulously maintained 1,988.6 sq. ft. detached 2-storey home located in the desirable community of South Windsong! This non-smoking, pet-free home offers an ideal floor plan for modern living, featuring a bright open-concept main level with elegant hardwood floors, a spacious great room with gas fireplace, and a stylish kitchen complete with stainless steel appliances, walk-through pantry, and ample counter space. Upstairs, you’ll find a generous primary retreat with a large walk-in closet and a private 5-piece ensuite, along with two additional well-sized bedrooms, a full bathroom, and a convenient upper-floor laundry room. The full unfinished basement with rough-in plumbing provides endless potential for future development. Enjoy summer evenings in the fully fenced and landscaped backyard, or host BBQs on the rear deck. Additional features include knockdown ceilings, a single attached garage, and close proximity to schools, parks, playgrounds, shopping, and transit. Perfectly located in a growing, family-friendly neighbourhood – this is the turn-key home you’ve been waiting for!