



**181 Windford Rise SW**  
**Airdrie, Alberta**

**MLS # A2299263**



**\$629,900**

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,980 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Street Lig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** Hot Tub, 2nd Refrigerator, 2nd Dishwasher, 2nd Washer, 2nd Dryer, Storage Shed, Blinds, Fireplace in Primary Bedroom, Electric Range

**\*\*PRICE HAS REDUCED TO SELL\*\* ABOUT THIS HOME &ndash; METICULOUSLY MAINTAINED | NO SMOKING/PETS** This 4-bedroom, 3.5-bathroom home offers comfort, style, and functionality. With 3 bedrooms upstairs and 1 on the lower level, this property has been meticulously cared for. **MAIN FLOOR &ndash;** Great curb appeal with a private front veranda. Main floor office/flex room. Large living/dining/kitchen area featuring a central island, granite countertops, gas stove, alkaline water filter system (2025), large pantry, water softener, and plenty of cabinetry. Flows seamlessly onto a two-tier large deck. Stainless steel appliances and breakfast bar seating. **BACKYARD OASIS &ndash;** Two-tiered deck, hot tub, storage shed. **UPPER LEVEL &ndash;** Bonus room (play space/office) with balcony off the bonus room. Primary retreat with picture corner windows, ensuite, electric fireplace, walk-in closet. Two additional bedrooms, full bath, and upper laundry with large linen closet. **BASEMENT (SEPARATE ENTRANCE) &ndash;** Fully developed second laundry, dishwasher, electric range (2023), kitchen, living/dining area, and large bedroom. Illegal suite with quartz countertops, 4-piece bath, separate washer & dryer, separate back entry. (Few photos are AI virtually staged) **PREMIUM UPGRADES &ndash;** Central A/C, water softener, alkaline water filter, Ecobee thermostat. **NEIGHBOURHOOD &ndash;** Parks, pathways, walk to schools. Located in Southwinds near Coopers Shopping Plaza, green space, Osborne Park. Close to Balzac Brewery, The Cravery, Fitness Centre, McDonald's, Seven Saints Boutique. New K-9 Southwinds School (under construction) and future West Side Recreation Centre. Easy commute to Calgary. Total above grade: 1,980 sq ft. Total with basement: 2,692 sq ft. Excellent rental income potential. Make this your

home today.