



GRASSROOTS
REALTY GROUP

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174 Windstone Avenue SW
Airdrie, Alberta

MLS # A2318429



\$499,900

Division:	Windsong		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Interior Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan		

Inclusions: none

This stunning 3-bedroom home truly has it all—style, comfort, and an unbeatable location! Backing onto a massive green space, you’ll love the peaceful backyard with a beautiful gazebo—perfect for summer BBQs or relaxing in the shade. And inside? Stay cool all summer with your very own AIR CONDITIONING & keep your home clean with central vacuum. Step inside to a bright and inviting main floor, where the living room offers flexible furniture layouts, anchored by a cozy gas fireplace & mantle. The kitchen is both stylish and functional—ideal for cooking together during family meals or holidays. The island seats two, pot lights make prep a breeze, and the highlight? A Smart Oven that lets you cook two dishes at different temperatures at once! Plus, you’ll enjoy a walk-in pantry, rear entry closet, and a convenient single garage for parking or storage. Upstairs, your spacious primary retreat easily fits a king-sized bed and overlooks the park. The ensuite bath features a deep tub/shower combo and serene views. Two bright kids’ bedrooms, a full bathroom with extra counter space, and a well-designed laundry room with folding counter & cabinets complete this level. The fully finished basement adds even more living space has an indoor playset for families with children—perfect as a playroom, home office, or guest suite. Prime Location: Just 1 minute to 40th Ave & Deerfoot—easy Calgary commute Windsong Heights K-8 School right behind the home (kids can walk home for lunch!) Chinook Winds Park nearby with splash park, sports fields & pump track Walkable to Save-On-Foods, Shoppers, Dairy Queen, Balzac Brewing & more Transit routes close by This is more than just a home—it’s a lifestyle! Don’t miss your chance to own this incredible property in one of Airdrie’s most

family-friendly communities. Book your showing today!