



**209 Windford Park SW  
Airdrie, Alberta**

**MLS # A2322977**



**\$589,000**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,775 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Insulated, Parking Pad, Single Gara		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<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>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 209 Windford Park SW, a fully finished family home located on a quiet street in Airdrie's desirable South Windsong community. Offering approximately 2,638 sq. ft. of developed living space, this 2-storey home features 3 bedrooms above grade, 3.5 bathrooms, a finished basement, and an attached single garage. The main floor offers a bright, comfortable layout with plenty of natural light, a spacious living room with a cozy gas fireplace, and an open dining area that works well for everyday family meals or entertaining. The kitchen is both functional and inviting, featuring a large wrap-around island with seating, a walk-in pantry, stainless steel appliances, and BRAND NEW electric stove, dishwasher, and microwave hood fan. Upstairs, the spacious primary bedroom includes a walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bathroom, and convenient upper-floor laundry complete the second level, making this a practical layout for families. The fully finished basement adds excellent extra living space with a large family/rec room, wet bar/kitchenette-style area, flexible den, storage space, and another full 4-piece bathroom. This lower level offers many possibilities for extended family use, guests, hobbies, a home office, or additional recreation space. Outside, the fenced SOUTH FACING backyard provides room for kids, pets, and summer barbecues. The yard has recently been cleaned up and shows much better, giving buyers a great opportunity to enjoy and personalize the outdoor space. Located close to schools, parks, pathways, greenspaces, shopping, and Chinook Winds Park, with a new K-8 school under construction nearby, this home offers comfort, convenience, and value in one of Airdrie's popular southwest communities. A great opportunity for buyers looking for a move-in-ready home with finished

space, family-friendly surroundings, and quick access to everyday amenities.