



**181 Windford Rise SW
Airdrie, Alberta**

MLS # A2327163



\$629,900

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

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

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

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

ABOUT THIS HOME ‐ 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 ‐** 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 ‐** Two-tiered deck, hot tub, storage shed. **UPPERLEVEL ‐** 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) ‐** 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 ‐** Central A/C, water softener, alkaline water filter, Ecobee thermostat. **NEIGHBOURHOOD ‐** Parks, pathways, walk to schools. Located in Southwind's near Coopers Shopping Plaza, green space, Osborne Park. Close to Balzac Brewery, The Cravery, Fitness Centre, McDonald's, Seven Saints Boutique. New K-9 Southwind's 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.