

# \$499,900 - 14 Windford Drive Sw, Airdrie

MLS® #A2218978

**\$499,900**

2 Bedroom, 4.00 Bathroom, 1,375 sqft

Residential on 0.04 Acres

South Windsong, Airdrie, Alberta

OPEN HOUSE â€“ SAUTURDAY MAY 10 â€“  
1:00 to 3:00 PMâ€“ NO Condo Fees - Fully  
Finished â€“ End Unit â€“ Unbeatable  
Location â€“ Almost 2000 SF of Developed  
Living Space - 2 Bedroom 4 Bathroomâ€“  
Welcome to your dream home in the vibrant  
community of South Windsong! This stunning  
END UNIT is ideally situated directly across  
from a beautiful park & green space! As you  
approach your new home, you will notice a  
cozy, covered veranda, perfect for enjoying  
sunny evenings or watching your kids play at  
the park. This once in a lifetime package is just  
minutes away from all levels of schools,  
shopping, recreation & all amenities! Boasting  
just under 2000 SF of developed living space,  
this home offers a comfortable and functional  
layout designed for modern living. The  
open-concept living room features large  
southwest-facing windows that frame beautiful  
park views and fill the space with natural light.  
The chefâ€™s kitchen is equipped with  
stainless steel appliances, ample cabinet  
space, a spacious pantry and a large center  
islandâ€“perfect for everyday use. Rounding  
out the main floor is a 2 pce powder room &  
access to your double attached garage.  
Upstairs, youâ€™ll find two generously sized  
bedrooms, including a primary suite with a  
spa-inspired 4-piece ensuite & a walk-in  
closet. A full 4-piece bathroom serves the  
second bedroom. Also on this level is a  
spacious loft/bonus room with a beautiful gas  
fireplace, ideal for relaxing or entertaining.



Outdoor living is a breeze with a massive 20x11 deck located just off the loft/bonus room, complemented with a BBQ gas line, and views of the beautiful community. The fully developed basement adds even more living space, with a charming family room, a wet bar with built-in mini fridge and shelving, a full 4-piece bathroom, adding plenty of flexibility for entertainment, guests, or hobbies. Your generously sized double-attached garage with built-in shelving is conveniently located at the rear of the home with a paved back lane. Don't miss your chance to make this one-of-a-kind townhome yours. Book your private showing today

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2218978      |
| Price          | \$499,900     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,375         |
| Acres          | 0.04          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 14 Windford Drive Sw |
| Subdivision | South Windsong       |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 2Z7              |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 3                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                     |
| Cooling           | None                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                           |
| Fireplaces        | Gas, Mantle, Loft                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                              |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                   |
| Lot Description   | Back Lane, Landscaped, Low Maintenance Landscape, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Vinyl Siding, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | R2-T          |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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