

# \$549,900 - 174 Windstone Avenue Sw, Airdrie

MLS® #A2251077

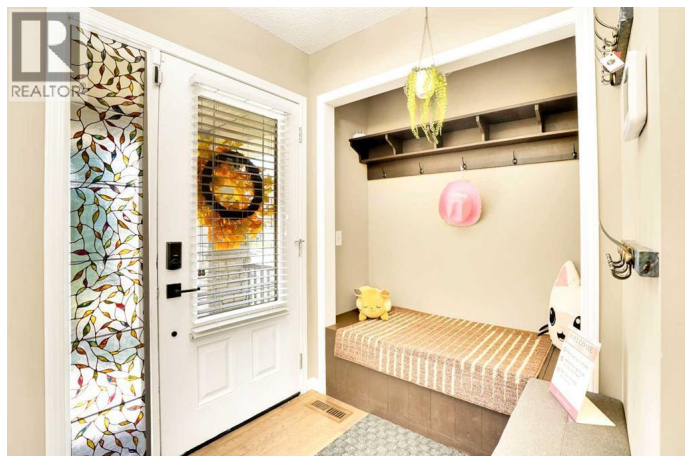
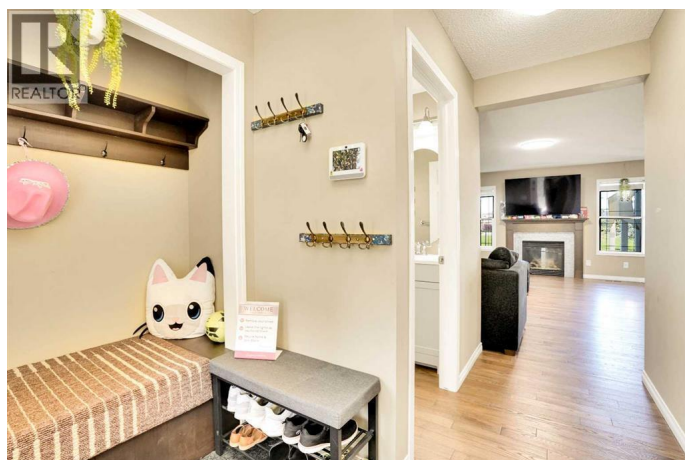
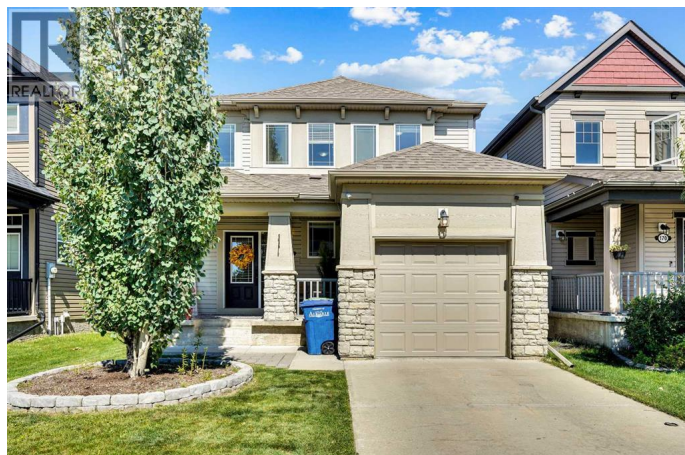
**\$549,900**

3 Bedroom, 4.00 Bathroom, 1,460 sqft

Single Family on 0.06 Acres

Windsong, Airdrie, Alberta

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—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 trackWalkable to Save-On-Foods, Shoppers, Dairy Queen, Balzac Brewing & moreTransit routes close byThis is more than just a homeâ€™itâ€™s a lifestyle! Donâ€™t miss your chance to own this incredible property in one of Airdrieâ€™s most family-friendly communities.?? Book your showing today! (id:6289)

Built in 2011

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2251077      |
| Price          | \$549,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Half Baths     | 2             |
| Square Footage | 1,460         |
| Acres          | 0.06          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 174 Windstone Avenue Sw |
| Subdivision | Windsong                |
| City        | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B3R3                  |

**Amenities**

|                |                            |
|----------------|----------------------------|
| Amenities      | Park, Playground, Shopping |
| Parking Spaces | 2                          |
| Parking        | Attached Garage            |
| # of Garages   | 1                          |

**Interior**

|            |  |
|------------|--|
| Appliances | Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener |
|------------|--|

|                 |                          |
|-----------------|--------------------------|
| Heating         | Central heating          |
| Cooling         | Central air conditioning |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| # of Stories    | 2                        |
| Has Basement    | Yes                      |

## Exterior

|            |                     |
|------------|---------------------|
| Exterior   | Stone, Vinyl siding |
| Foundation | Poured Concrete     |

## Listing Details

Listing Office LPT Realty



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