

# \$650,000 - 75 Windford Drive Sw, Airdrie

MLS® #A2233095

## \$650,000

3 Bedroom, 3.00 Bathroom, 2,258 sqft  
Residential on 0.09 Acres

South Windsong, Airdrie, Alberta

2258 sqft WITH ATTACHED GARAGE  
UNDER \$650k | SOUTH-FACING BACKYARD  
| FRONT & BACK DECKS | MID-LEVEL  
BONUS ROOM WITH VAULTED CEILINGS &  
FIREPLACE | WALK TO SCHOOL, SHOPS &  
PARKS! Beautifully designed for modern  
family life, this 2,258 sq ft home in  
Airdrie's South Windsong community  
combines thoughtful functionality with standout  
character. A welcoming front entry opens to a  
bright foyer with 9'™ ceilings and a built-in  
window seat, adding both charm and utility.  
The main level offers a warm and inviting  
kitchen with granite countertops, stainless  
steel appliances, a walk-in pantry for added  
storage, and an oversized island with  
breakfast bar seating. A centre dining room  
connects seamlessly to the backyard deck for  
indoor/outdoor ease, while a sunlit living room  
with corner windows provides a cozy place to  
unwind. A discreetly tucked powder room &  
Laundry completes the level. Upstairs, a  
vaulted family room with a gas fireplace offers  
the perfect place for movie nights or relaxed  
evenings and opens directly onto the spacious  
front balcony, extending your living space  
outdoors. The grandeur continues onto the  
upper level with open to below views and 3  
spacious bedrooms, including a generous  
primary retreat with a walk-in closet and a  
luxurious 5-piece ensuite featuring dual sinks  
and a deep soaker tub for a restorative end to  
the day. Two additional bedrooms, one with  
vaulted ceilings, share a 4-piece bath and a



bonus flex area is ideal for a study nook or work-from-home space. The unfinished basement provides future development potential and a ton of extra space. Fully fenced, the private and sunny south-facing backyard offers room to play, relax or garden, complete with a deck for barbecuing. An attached double garage ensures parking and storage are always at hand. Located on a quiet street within walking distance to Windsong Heights School, the Southwinds Pump Track, and the many parks and green spaces that define this family-friendly community. Enjoy walkable access to Coopers Town Promenade with its shops, cafes, childcare and services. With quick access to CrossIron Mills, the airport and Calgary, this home offers both everyday ease and a vibrant, connected lifestyle.

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233095    |
| Price          | \$650,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,258       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 75 Windford Drive Sw |
| Subdivision | South Windsong       |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B 3Z7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Solar Tube(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings                                                                                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                       |
| Fireplaces        | Family Room, Gas                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                                                                                        |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, Landscaped, Lawn     |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 10              |
| Zoning         | R1-U            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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