

\$570,000 - 174 Windstone Avenue Sw, Airdrie

MLS® #A2251077

\$570,000

3 Bedroom, 4.00 Bathroom, 1,460 sqft

Residential on 0.06 Acres

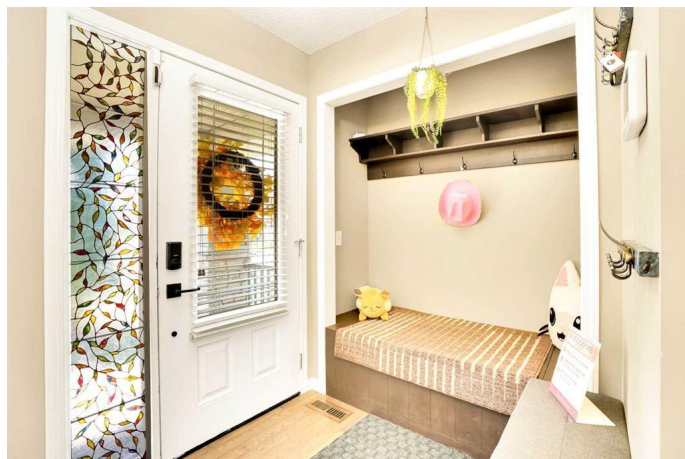
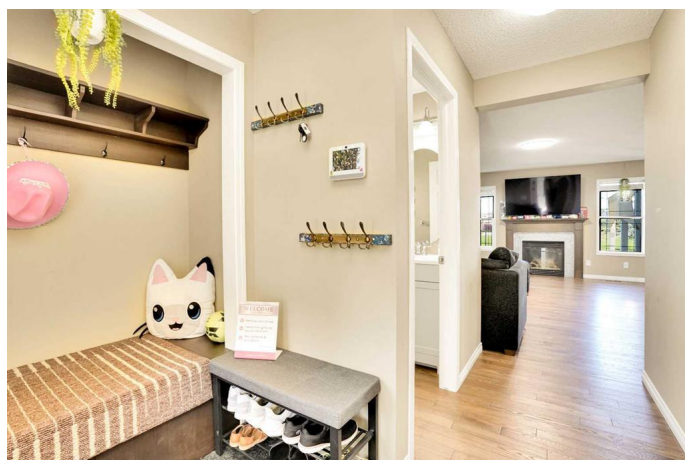
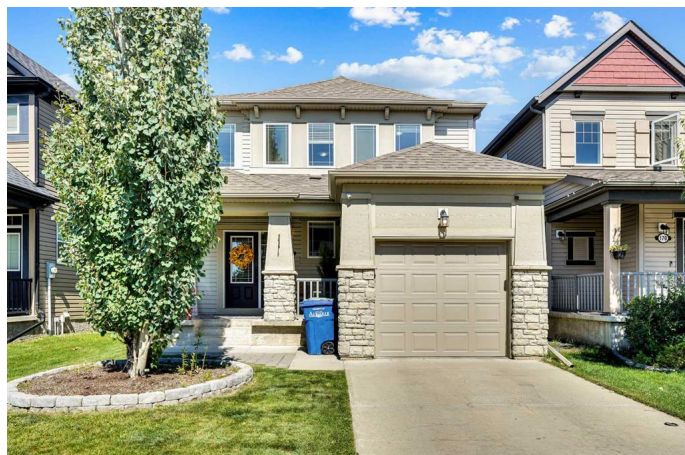
Windsong, Airdrie, Alberta

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 & Deerfootâ€”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 track

Walkable to Save-On-Foods, Shoppers, Dairy
Queen, Balzac Brewing & more

Transit routes close by

This 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!

Built in 2011

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2251077 |
| Price | \$570,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 1,460 |
| Acres | 0.06 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

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

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------|
| Exterior Features | Other |
| Lot Description | Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 26th, 2025 |
| Days on Market | 1 |
| Zoning | R1-U |

Listing Details

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

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