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

MLS® #A2251077

\$549,900

3 Bedroom, 4.00 Bathroom, 1,460 sqft Residential on 0.06 Acres

Windsong, Airdrie, Alberta

This stunning 3-bedroom home truly has it allâ€"style, comfort, and an unbeatable location! Backing onto a massive green space, you'II love the peaceful backyard with a beautiful gazeboâ€"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.

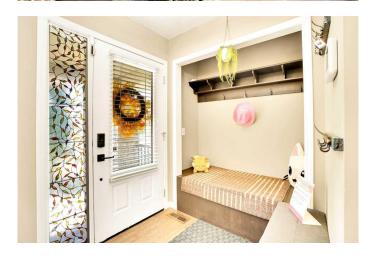
Step inside to a bright and inviting main floor, where the living room offers flexible furniture layouts, anchored by a cozy gas fireplace & mantle. The kitchen is both stylish and functionalâ€"ideal for cooking together during family meals or holidays. The island seats two, pot lights make prep a breeze, and the highlight? A Smart Oven that lets you cook two dishes at different temperatures at once! Plus, you'II 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 spaceâ€"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€"it's a lifestyle! Don't miss your chance to own this incredible property in one of Airdrie's most family-friendly communities.

?? Book your showing today!

Built in 2011

Essential Information

MLS® # A2251077
Price \$549,900

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 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 65

Zoning R1-U

Listing Details

Listing Office LPT Realty

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