# \$739,900 - 197 Windford Rise Sw, Airdrie

MLS® #A2223062

# \$739,900

4 Bedroom, 4.00 Bathroom, 2,063 sqft Residential on 0.09 Acres

South Windsong, Airdrie, Alberta

Welcome to 197 Windford Rise! This impeccably maintained, original-owner home features a brand new, LEGAL basement suiteâ€"perfect for multi-generational living or added income potential! Step inside to a grand foyer with soaring cathedral ceilings and expansive windows that flood the space with natural light. The main floor boasts 9-foot ceilings and durable luxury vinyl plank flooring throughout. The spacious kitchen is a chef's dream, complete with quartz countertops, stainless steel appliances, a large pantry, and a clear view of the west-facing backyard. The inviting living room features a stone-surround fireplace, creating a cozy ambiance. A stylish 2-piece powder room completes the main level. Upstairs, you'll find a generous bonus roomâ€"ideal for entertainment or a home office. This level also includes three bedrooms and two full bathrooms, highlighted by a luxurious primary retreat with a walk-in closet and spa-like 5-piece ensuite featuring dual sinks, a standalone shower, and a soaker tub. A convenient laundry room finishes off the upper floor. Now for the showstopperâ€"the LEGAL basement suite with a private side entrance! This newly completed space includes LVP flooring, a full kitchen with quartz counters and stainless steel appliances, a cozy living room, a spacious bedroom, a modern 3-piece bathroom, separate laundry, and ample storage. Whether you're considering an Airbnb, long-term rental, or in-law suite, this







LEGAL suite significantly enhances your buying power and mortgage qualifications. The backyard is designed for comfort and function, featuring a large deck with BBQ gas line, fresh sod, a raised vegetable garden, dedicated dog run with artificial turf, and shade treesâ€"perfect for entertaining or letting kids and pets play safely. Additional highlights include central A/C for summer comfort and a heated garage for winter convenience. Ideally located within walking distance to schools, shopping, dining, parks, playgrounds, and the Prairie Winds Skate & Spray Parkâ€"this home truly has it all. Don't miss your chanceâ€"book your showing today!

#### Built in 2015

### **Essential Information**

MLS® # A2223062 Price \$739,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,063
Acres 0.09
Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 197 Windford Rise Sw

Subdivision South Windsong

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 3Z8

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), High Ceilings, Pantry, Quartz Counters, Walk-In

Closet(s), Soaking Tub

Appliances Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer,

Window Coverings, Central Air Conditioner, Electric Range, Tankless

Water Heater, Water Softener

Heating Forced Air
Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric, Gas

Has Basement Yes
Basement Full

## **Exterior**

Exterior Features BBQ gas line, Private Yard, Private Entrance

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 22nd, 2025

Days on Market 113
Zoning R1-U

# **Listing Details**

Listing Office CIR Realty

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