

# \$479,900 - 100 Windford Rise Sw, Airdrie

MLS® #A2251306

**\$479,900**

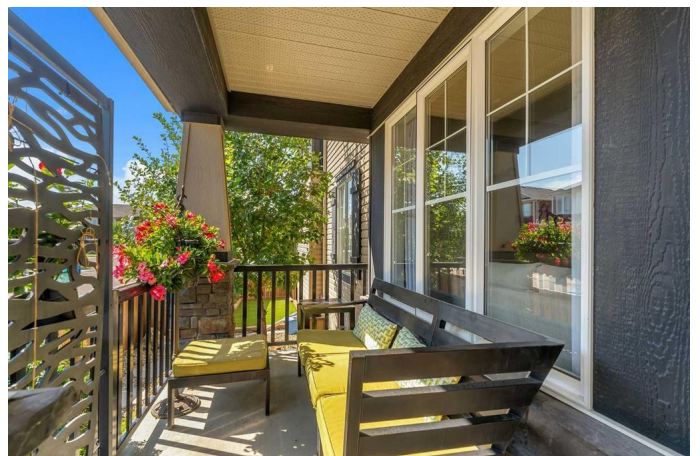
2 Bedroom, 3.00 Bathroom, 1,407 sqft

Residential on 0.05 Acres

South Windsong, Airdrie, Alberta

Incredible opportunity to own this GORGEOUS AIR CONDITIONED end unit townhome with NO condo fees. Situated on a quiet street with front attached homes, you'll adore this quiet location with plenty of parking. Walking up to this property, you'll love the sweeping front verandah and the immaculately landscaped fenced front yard with a TURFED dog run. Inside, this home has been updated and has a fantastic layout. Being an end unit, you'll love the abundance of natural light. The kitchen has an eat up breakfast bar with modern stainless appliances and granite countertops. The dining space overlooks the private front yard and is great for morning coffees. The living room is amply sized and naturally bright. There is a convenient two piece bath on this level as well as access to the DOUBLE ATTACHED GARAGE. Upstairs, you'll discover a primary suite at one end with a walk-in closet and a 3 piece bath. A second primary suite is at the back with another walk-in closet and a 4 piece bath. There is also upper laundry and a flex space with doors that lead out to another private outdoor space perfectly suited for entertaining. The basement is unfinished and offers plenty of room for storage, with the option to develop in the future. This is a fantastic opportunity in a location I'd argue can't be beat in this price point. Walking distance to schools, parks and shopping.

Built in 2014



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2251306      |
| Price          | \$479,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,407         |
| Acres          | 0.05          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 100 Windford Rise Sw |
| Subdivision | South Windsong       |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 3Z5              |

## Amenities

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

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Walk-In Closet(s)                                                                        |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                 |
| Cooling           | Central Air                                                                                                |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard |
|-------------------|-----------------------------------------|

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Lot Description | City Lot, Corner Lot, Low Maintenance Landscape, Street Lighting |
| Roof            | Asphalt Shingle                                                  |
| Construction    | Stone, Vinyl Siding                                              |
| Foundation      | Poured Concrete                                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 22                |
| Zoning         | R2-T              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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