

\$439,900 - 163 Windford Drive Sw, Airdrie

MLS® #A2099758

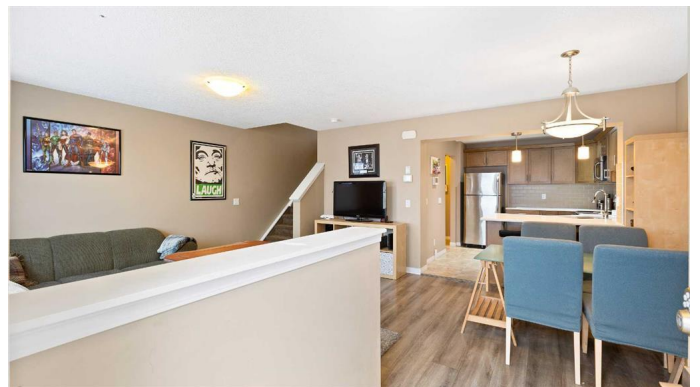
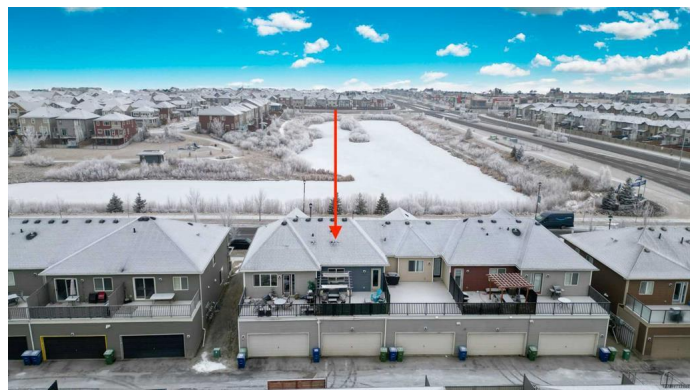
\$439,900

3 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.04 Acres

Windsong, Airdrie, Alberta

WOW! This is a gorgeous Mattamy Homes townhouse (NOT A CONDO, NO CONDO FEES!) with 3 SPACIOUS BEDROOMS, 2.5 SPA-INSPIRED BATHROOMS, ROOFTOP PATIO, and DOUBLE ATTACHED GARAGE (drywalled and insulated) in the sought-after community of Windsong, SW Airdrie! UNOBSTRUCTED VIEWS OVERLOOKING A LARGE POND/PARK! This property boasts 1,247 square feet of above-grade developed living space, with an untouched 527 square foot basement (for your future development needs, with bathroom rough-ins and egress window)! This bright, modern, open-concept unit has NORTH and SOUTH EXPOSURE with plenty of natural light from the surplus of windows! Upgrades here include: GRANITE COUNTERTOPS throughout, STAINLESS STEEL APPLIANCES, LAMINATE/TILE/CARPET FLOORING, CENTRAL VACUUM SYSTEM (kitchen kick plate set-up only), UPGRADED TILE BACKSPLASH and SHOWER/TUB SURROUNDS, SOFT CLOSE SHAKER-STYLE CABINETRY, UNDERMOUNT SINKS, KNOCK DOWN CEILINGS, BBQ GAS LINE and WATER LINE to the ROOFTOP PATIO, and SPEAKER SYSTEM ROUGH-INS (in ceiling)! Impeccable location, walking distance to community amenities and a short drive to everything that Airdrie has to offer! Meticulously well kept! Pride of ownership is evident here! Don't miss out on this RARE OPPORTUNITY



call today!

Built in 2015

Essential Information

MLS® #	A2099758
Price	\$439,900
Sold Price	\$452,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,247
Acres	0.04
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	163 Windford Drive Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3Z9

Amenities

Parking Spaces	2
Parking	Alley Access, Covered, Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated, Secured, Side By Side
Waterfront	See Remarks, Pond

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s),

	Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Other, Private Entrance
Lot Description	Back Lane, Creek/River/Stream/Pond, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Other, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 4th, 2024
Date Sold	January 17th, 2024
Days on Market	13
Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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