

\$559,900 - 23 Windford Heights Sw, Airdrie

MLS® #A2202753

\$559,900

3 Bedroom, 3.00 Bathroom, 1,467 sqft

Residential on 0.07 Acres

South Windsong, Airdrie, Alberta

It's a wrap! Your new home is waiting here for you in this stylish two storey in Mattamy Homes' popular Southwest Airdrie community of South Windsong. Available for quick possession, this 3 bedroom home enjoys hardwood floors, sleek white kitchen with quartz countertops, attached single garage & fenced South backyard. Terrific open concept main floor with 9ft ceilings, spacious living room with fireplace, sunny dining room area with sliding doors to the backyard & beautifully appointed kitchen with undercabinet lighting & centre island, tile backsplash & Whirlpool/Frigidaire stainless steel appliances. Upstairs, all the bedrooms are a fantastic size & are highlighted by the South-facing primary bedroom with walk-in closet & ensuite with quartz counters. Completing the 2nd floor is another full bath & linen closet. The unspoiled lower level "basement" with large windows & roughed-in bathroom plumbing, also has your laundry area (with Whirlpool washer & dryer) & offers tremendous potential for future living space. Additional features are the Hunter Douglas blinds, charming covered front porch, Rheem hot water tank & plenty of space for storage. Both Osborne & Windford Parks are within walking distance & you're just minutes to Cooper's Town Promenade with its open-air stage & firepit, restaurants, offices & wide variety of shopping (anchored by Save-On-Foods & Shopper's Drug Mart). Prime location with easy reach of area schools, playgrounds & ponds, quick access to



the Sierra Springs Shopping Centre & QE2 to
Cross Iron Mills & Calgary.

Built in 2017

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2202753 |
| Price | \$559,900 |
| Sold Price | \$570,500 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,467 |
| Acres | 0.07 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Sold |

Community Information

| | |
|-------------|------------------------|
| Address | 23 Windford Heights Sw |
| Subdivision | South Windsong |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 4E8 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Garage Faces Front, Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Bathroom Rough-in |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |

| | |
|-----------------|------------------------|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Tile |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Date Sold | March 28th, 2025 |
| Days on Market | 11 |
| Zoning | R1-U |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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