

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

MLS® #A2223062

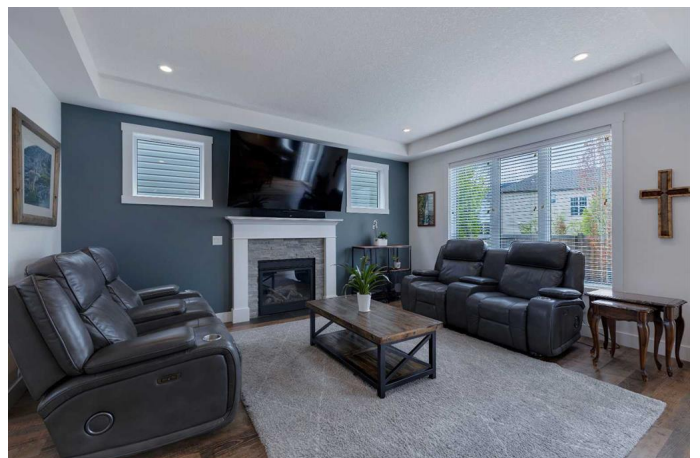
\$739,900

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 suite—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 room—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 showstopper—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 trees—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 Park—this home truly has it all. Don't miss your chance—book your showing today!

Built in 2015

Essential Information

MLS® #	A2223062
Price	\$739,900
Sold Price	\$779,900
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	Sold

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

Interior

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

Appliances Central Air Conditioner, Dishwasher, Electric Range, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Water Softener

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

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

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025

Date Sold September 10th, 2025

Days on Market 111

Zoning R1-U

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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