

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

MLS® #A2223062

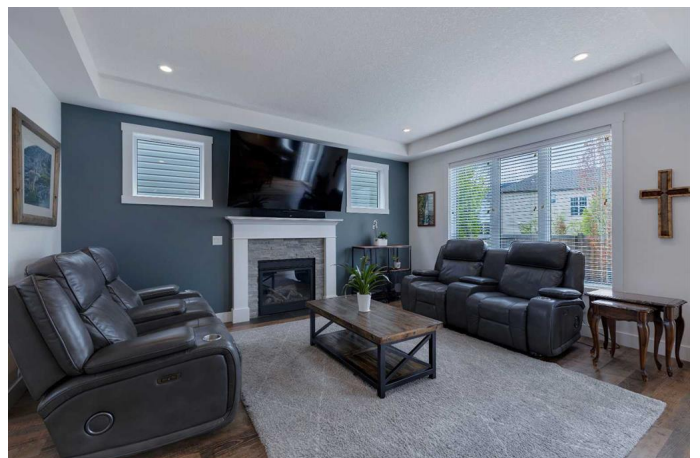
\$739,900

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 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. Donâ€™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, Soaking Tub, Walk-In Closet(s), Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Electric Range, Gas Range, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Electric
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
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	103
Zoning	R1-U

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.