

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

MLS® #A2251306

**\$479,900**

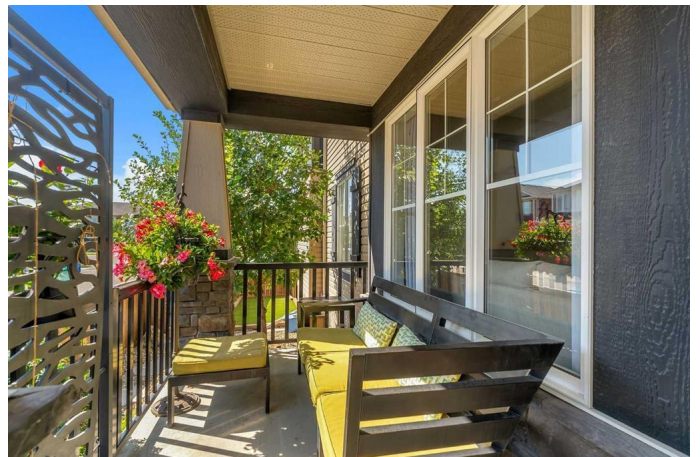
2 Bedroom, 3.00 Bathroom, 1,407 sqft

Residential on 0.05 Acres

South Windsong, Airdrie, Alberta

**\*\* OPEN HOUSE THIS SATURDAY 1-3 PM!**

**\*\* 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	Corner Lot, Low Maintenance Landscape, Street Lighting, City Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 27th, 2025
Days on Market	1
Zoning	R2-T

**Listing Details**

Listing Office	CIR Realty
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