

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

MLS® #A2223062

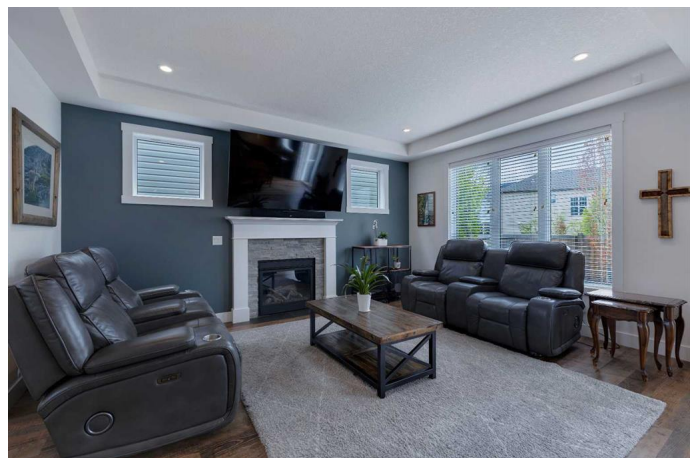
**\$739,900**

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

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Private Entrance   |
| 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 | 115            |
| Zoning         | R1-U           |

## Listing Details

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

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