

# \$549,900 - 174 Windstone Avenue Sw, Airdrie

MLS® #A2251077

**\$549,900**

3 Bedroom, 4.00 Bathroom, 1,460 sqft  
Residential on 0.06 Acres

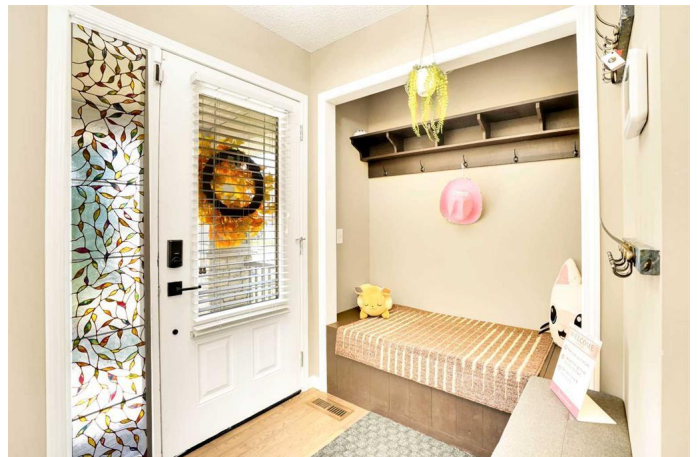
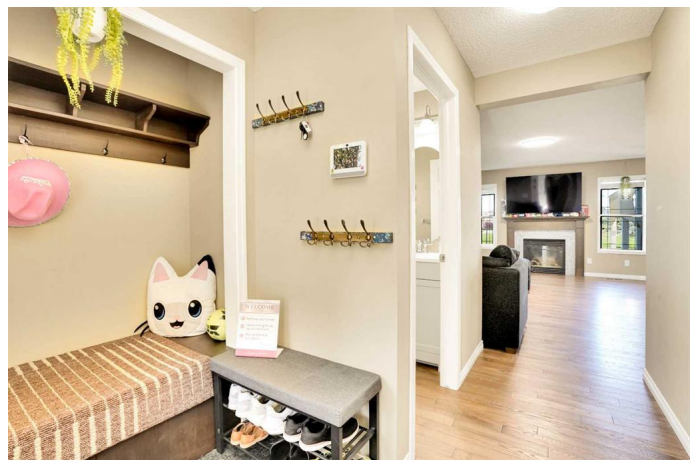
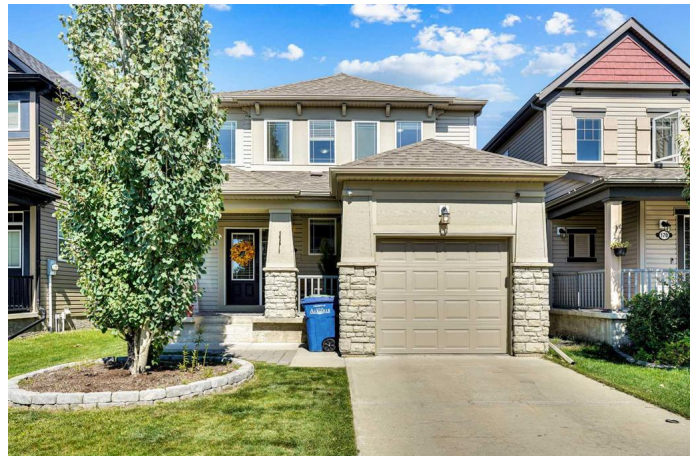
Windsong, Airdrie, Alberta

This stunning 3-bedroom home truly has it all—style, comfort, and an unbeatable location! Backing onto a massive green space, you™ll love the peaceful backyard with a beautiful gazebo—perfect for summer BBQs or relaxing in the shade. And inside? Stay cool all summer with your very own AIR CONDITIONING & keep your home clean with central vacuum.

Step inside to a bright and inviting main floor, where the living room offers flexible furniture layouts, anchored by a cozy gas fireplace & mantle. The kitchen is both stylish and functional—ideal for cooking together during family meals or holidays. The island seats two, pot lights make prep a breeze, and the highlight? A Smart Oven that lets you cook two dishes at different temperatures at once! Plus, you™ll enjoy a walk-in pantry, rear entry closet, and a convenient single garage for parking or storage.

Upstairs, your spacious primary retreat easily fits a king-sized bed and overlooks the park. The ensuite bath features a deep tub/shower combo and serene views. Two bright kids™ bedrooms, a full bathroom with extra counter space, and a well-designed laundry room with folding counter & cabinets complete this level.

The fully finished basement adds even more living space—perfect as a playroom, home office, or guest suite.



?? Prime Location:

Just 1 minute to 40th Ave & Deerfootâ€”easy  
Calgary commute

Windsong Heights K-8 School right behind the  
home (kids can walk home for lunch!)

Chinook Winds Park nearby with splash park,  
sports fields & pump track

Walkable to Save-On-Foods, Shoppers, Dairy  
Queen, Balzac Brewing & more

Transit routes close by

This is more than just a homeâ€”itâ€™s a  
lifestyle! Donâ€™t miss your chance to own  
this incredible property in one of Airdrieâ€™s  
most family-friendly communities.

?? Book your showing today!

Built in 2011

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251077    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,460       |
| Acres          | 0.06        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 174 Windstone Avenue Sw |
| Subdivision | Windsong                |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B3R3                  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Central                                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

### **Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other               |
| Lot Description   | Interior Lot        |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 56                |
| Zoning         | R1-U              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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