

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

MLS® #A2251077

**\$549,900**

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

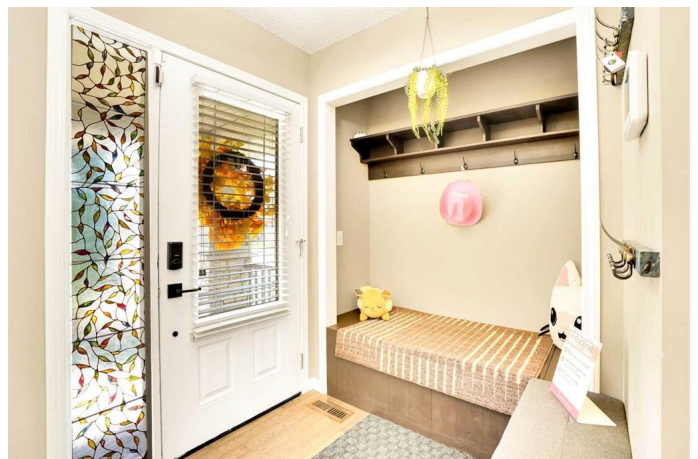
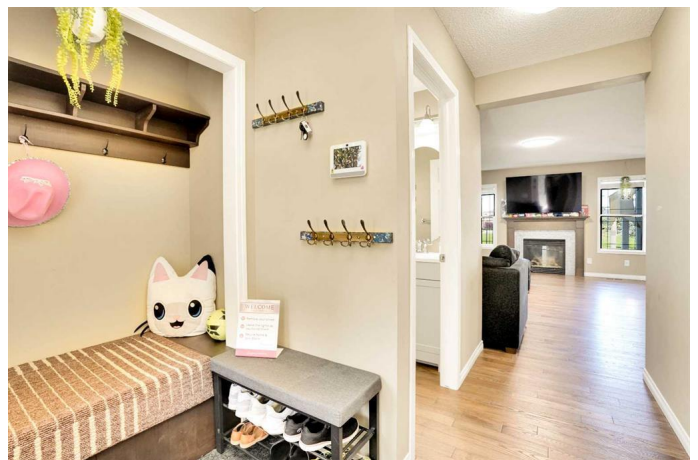
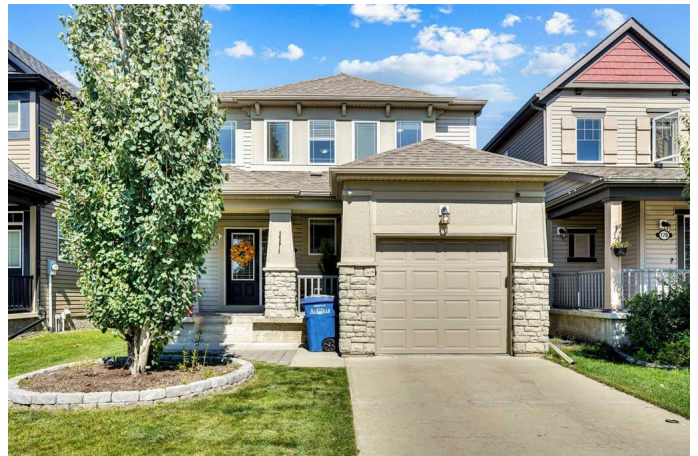
Windsong, Airdrie, Alberta

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          | 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 | 82                |
| Zoning         | R1-U              |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.