

**231 Windford Crescent SW**  
**Airdrie, Alberta**

**MLS # A2283120**



# \$419,400

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | South Windsong   |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 1,448 sq.ft.   | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                 |               |                  |
| <b>Lot Size:</b> | 0.03 Acre  |               |                  |
| <b>Lot Feat:</b> | Front Yard, Low Maintenance Landscape, Rectangular Lot |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Central, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R2-T |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |                   |      |

**Inclusions:** N/A

**NO CONDO FEES | DOUBLE ATTACHED GARAGE | 3 BEDROOMS!** Welcome to this beautifully upgraded home located in one of Airdrie's most sought-after communities. Offering 3 bedrooms, 2.5 bathrooms, and a thoughtfully designed layout, this property truly has it all. Upon entry, you'll immediately be drawn to the stunning chef-inspired kitchen, the focal point of the main floor. It features stainless steel appliances, sleek cabinetry, a modern backsplash, elegant color tones, ample counter space, and a large island with generous seating—perfect for entertaining. The kitchen seamlessly flows into the open-concept living room, where two large windows flood the space with natural light. Beyond the main living area, you'll find a functional mudroom with direct access to the rear double attached garage, along with a conveniently tucked-away powder room. Upstairs, the primary bedroom is a true retreat, complete with a luxurious 5-piece ensuite showcasing white marble-style tile, dual sinks, and abundant natural light. A spacious walk-in closet and private balcony complete the space—ideal for enjoying your morning coffee or a quiet moment with a book. The two additional bedrooms are thoughtfully separated from the primary suite by the upper-level laundry area with side-by-side washer and dryer, offering added privacy. These bedrooms share a generously sized bathroom with dual sinks, perfect for families. The undeveloped basement offers excellent potential to customize a space that suits your family's needs and lifestyle. Additional highlights include knockdown ceilings, pot lights, and ample storage. Ideally located with easy access to parks, schools, shopping, and Calgary, this park-front home delivers comfort, style, and convenience—all with no condo fees.