\$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 suiteâ€"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 roomâ€"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 showstopperâ€"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. Don'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), Pantry, Quartz Counters, Soaking Tub, High Ceilings,

Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window

Coverings, Central Air Conditioner, Electric Range, Gas Range,

Tankless Water Heater, Water Softener

Heating Forced Air
Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Electric

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Private Entrance, Private Yard, BBQ gas line

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 88

Zoning R1-U

Listing Details

Listing Office CIR 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.