

# \$719,998 - 431 Windrow Common Sw, Airdrie

MLS® #A2199375

**\$719,998**

4 Bedroom, 4.00 Bathroom, 2,331 sqft

Residential on 0.08 Acres

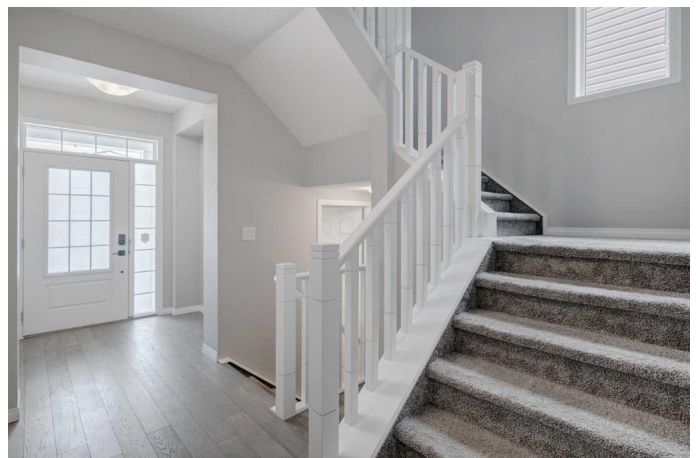
Southwinds, Airdrie, Alberta

Price Improvement, under replacement cost. Don't miss out on this deal of the year! Beautiful and spacious Family Home in Southwinds, Airdrie – Over 3,300 Sqft of developed space including the basement developed with permits!

Welcome to your dream home in the vibrant community of Southwinds, Airdrie! This impressive residence offers over 3,300 sq. ft. of thoughtfully designed living space, blending modern upgrades with cozy charm.

Step inside to the open foyer. As you move into the open-concept living area, you™ll be captivated by the soaring 9-ft ceilings and sleek 8-ft doors that create an airy, grand atmosphere. The gas fireplace in the living room sets the stage for warm, relaxing evenings.

The chef's kitchen features a ceiling-height cabinetry with elegant crown bulkheads, gleaming quartz countertops, and a large center island—ideal for family gatherings or culinary creations. Upgraded appliances ensure a seamless cooking experience. A modern sliding door leads to the beautifully landscaped backyard, where a composite deck invites you to enjoy outdoor dining and entertainment. Finishing the main floor is a spacious mudroom, perfect for organizing shoes and coats, with a stylish bench adding both function and flair.



Upstairs, a spacious bonus room provides the perfect retreat for family movie nights or a home office. This level also boasts three generously sized bedrooms, a convenient laundry room, and a sunlit primary suite with a huge window, flooding the space with natural light. The luxurious 4-piece ensuite features a large walk-in shower, creating a spa-like escape.

Adding incredible value, the illegal basement suite offers a private side entry, a cozy bedroom, a fully equipped kitchen, and a stylish bathroom—an excellent option for guests or rental potential. The backyard is fenced, landscaped and boasts a large composite deck.

Located in a family-friendly neighborhood, this home is just minutes from top-rated schools, shopping centers, scenic ponds, and walking/biking trails. Don't miss this rare opportunity—book your showing today before it's gone!

Built in 2018

**Essential Information**

MLS® #	A2199375
Price	\$719,998
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,331
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status                      Active

### Community Information

Address                      431 Windrow Common Sw  
Subdivision                  Southwinds  
City                            Airdrie  
County                        Airdrie  
Province                      Alberta  
Postal Code                  T4B 4K3

### Amenities

Parking Spaces            4  
Parking                      Double Garage Attached  
# of Garages                2

### Interior

Interior Features          Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)  
Appliances                  Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Electric Range, Window Coverings  
Heating                      Forced Air, Natural Gas  
Cooling                      None  
Fireplace                    Yes  
# of Fireplaces            1  
Fireplaces                  Gas  
Has Basement              Yes  
Basement                    Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features          Private Yard, Private Entrance  
Lot Description            Back Yard, Front Yard, Landscaped  
Roof                           Asphalt Shingle  
Construction               Vinyl Siding, Wood Frame  
Foundation                  Poured Concrete

### Additional Information

Date Listed                  March 5th, 2025  
Days on Market            45  
Zoning                        R1-U

**Listing Details**

Listing Office                      Regent Pointe Realty

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