



THE
A-TEAM

**RE/MAX
FIRST**

612 WINDROW Manor, Airdrie T4B5H5

MLS® #: **A2124359**

Area: **Windsong**

Listing Date: **04/19/24**

List Price: **\$799,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2021**

Lot Information

Lot Sz Ar: **4,187 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,623**

Low Sqft:

Ttl Sqft: **2,623**

DOM

30

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Cleared,Interior Lot,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer

Int Feat:

Double Vanity,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks

Utilities:

Room Information

Room	Level	Dimensions
Office	Main	10`0" x 7`11"
Dining Room	Main	14`7" x 9`8"
2pc Bathroom	Main	6`4" x 2`11"
Family Room	Upper	19`2" x 16`11"
5pc Ensuite bath	Upper	15`5" x 9`6"
5pc Bathroom	Upper	9`10" x 7`4"
Bedroom	Upper	14`7" x 9`10"

Room	Level	Dimensions
Living Room	Main	16`1" x 16`11"
Kitchen	Main	14`2" x 9`9"
Pantry	Main	6`4" x 5`4"
Bedroom - Primary	Upper	15`8" x 13`4"
Bedroom	Upper	13`4" x 12`10"
Bedroom	Upper	12`2" x 10`11"
Laundry	Upper	10`11" x 6`7"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2111198

R1-U

Remarks

Pub Rmks:

Welcome home!!! This beautiful gem with over 2500 SQFT offers you north backyard. The home is designed for both entertaining and family living, with an open-concept great room, kitchen and dining area filled with warm sunlight from the back wall's patio doors. Retire to a separate den for quiet study and relaxation. Tucked away are the main floor's handy mudroom, powder room and walk-in pantry. Create your own private escape in the upper loft. Enjoy ultimate peace-of-mind in your large primary bedroom with walk-in closet and 5-pc ensuite, including bath oasis for an at-home spa experience. Space will never be an issue with bedrooms 4 with each having their own ample size closets. You will be amazed with extensive upgrades throughout the home including 9 ft main floor and upstairs ceiling, Kitchen and washroom backsplash, high end Bosch stainless steel appliances, upgraded fireplace and tiles, bath oasis, Railing throughout, and so much more. You don't want to miss out on this one, so call your favourite Realtor to to book your private showing.

Inclusions:

Property Listed By:

Window coverings

RE/MAX iRealty Innovations

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









