



THE
A-TEAM

**RE/MAX
FIRST**

136 WINDFORD Rise, Airdrie T4B 3Z6

MLS®#: **A2125290**

Area: **South Windsong**

Listing Date: **04/22/24**

List Price: **\$569,900**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2015**

Lot Information

Lot Sz Ar: **2,910 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,201**

Low Sqft:

Ttl Sqft: **1,201**

DOM

27

Layout

Beds: **3 (3)**

Baths: **1.5 (1 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Back Yard

Front Drive,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Wood Frame**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`8" x 6`3"	Living Room	Main	12`6" x 14`0"
Kitchen	Main	10`10" x 13`11"	Dining Room	Main	8`9" x 6`2"
Bedroom - Primary	Upper	13`4" x 15`0"	Walk-In Closet	Upper	4`8" x 6`9"
Bedroom	Upper	12`0" x 9`6"	Bedroom	Upper	9`1" x 10`9"
4pc Bathroom	Upper	4`11" x 9`10"	2pc Bathroom	Upper	5`3" x 5`2"
Furnace/Utility Room	Basement	9`7" x 12`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1412977

Zoning:
R1-U

Remarks

Pub Rmks:

Lovely entry-level home in Windsong, constructed in 2015, boasting 1200 Sqft over two levels with an attached garage. Bright interior features hardwood floors, granite countertops, and stainless steel appliances including a gas stove. Spacious kitchen and dining area lead to a tranquil fenced backyard. Upper level hosts 3 bedrooms and a full bathroom. Unfinished basement with plumbing rough-ins offers customization potential. Conveniently located near amenities, with quick access to 40th Ave and highways to Balzac and Calgary. *Motivated Seller*

Inclusions:
Property Listed By:

None
PREP Realty

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









