



THE A-TEAM

RE/MAX FIRST

158 WINDRIDGE Road, Airdrie T4B 3R9

MLS@#: A2130800 Area: Windsong Listing Date: 05/25/24 List Price: \$749,999
Status: Active County: Airdrie Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Airdrie
Year Built: 2012
Lot Information
Lot Sz Ar: 3,477 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,129
Low Sqft:
Ttl Sqft: 2,129

DOM 31
Layout
Beds: 3 (3)
Baths: 3.0 (2 2)
Style: 2 Storey
Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Low Maintenance Landscape, Reverse Pie Shaped Lot, Landscaped
Park Feat: Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Garden
Construction: Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)
Int Feat: Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Mud Room, 2pc Bathroom, Bedroom, 5pc Ensuite bath, Dining Room, Pantry, Office, Entrance, Bedroom - Primary, Walk-In Closet, 4pc Bathroom.

Laundry
Storage
2pc Bathroom
Game Room

Second
Basement
Basement
Basement

7`0" x 6`1"
6`6" x 13`6"
5`3" x 7`11"
10`1" x 20`10"

Bonus Room
Furnace/Utility Room
Family Room

Second
Basement
Basement

19`7" x 12`0"
13`9" x 8`0"
19`5" x 14`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1210464

Zoning:
R1-U

Remarks

Pub Rmks: **Absolutely! Feast your eyes on this stunningly presented two-storey home, boasting three bedrooms and over 3000 square feet of bright & open living space. Begin your day with a delightful cup of coffee on the charming covered front porch. Step inside to find a tiled entryway leading to a bright and welcoming living area featuring 9-foot ceilings, hardwood floors, and a cozy gas fireplace. The kitchen is a chef's dream with wrap-around cupboards, a spacious eat-up island, tiled backsplash, stainless steel appliances, and elegant granite countertops. Transition seamlessly from the sliding glass doors to the low-maintenance backyard oasis complete with rock and concrete landscaping. On the main floor, you will also find a convenient two-piece bathroom and a generous office/den with ample natural light. Upstairs offers abundant space including a carpeted bonus/rec room, a luxurious primary retreat with a private 5-piece ensuite and walk-in closet, two additional sizable bedrooms, a 4-piece bath, and the convenience of upper floor laundry. The modern basement provides endless possibilities with its expansive layout, durable laminate floors, and ample storage space. Other features include a Double Attached Garage, CENTRAL AIR CONDITIONING and an enviable location. Don not miss the opportunity to experience the immaculate beauty of this home firsthand - schedule your private viewing today!**

Inclusions: **Central air conditioning, Hideaway front screen door, all window coverings including rods and blinds**

Property Listed By: **eXp Realty**

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









