



THE
A-TEAM

**RE/MAX
FIRST**

218 WINDRIDGE Road, Airdrie T4B 3R9

MLS®#: **A2132040**

Area: **Windsong**

Listing Date: **06/08/24**

List Price: **\$780,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2012**

Lot Information

Lot Sz Ar: **4,560 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

DOM

20
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 21`5"
Kitchen	Main	10`3" x 13`6"
Balcony	Main	9`5" x 5`9"
2pc Bathroom	Main	2`8" x 6`5"
Bedroom	Upper	10`0" x 11`3"
5pc Ensuite bath	Upper	9`5" x 8`10"
Bedroom	Upper	12`0" x 9`0"

Room	Level	Dimensions
Dining Room	Main	7`7" x 11`0"
Pantry	Main	4`0" x 3`8"
Office	Main	10`5" x 9`7"
Mud Room	Main	6`1" x 4`9"
Bedroom - Primary	Upper	16`2" x 12`6"
Walk-In Closet	Upper	4`4" x 8`10"
4pc Bathroom	Upper	4`11" x 10`5"

Laundry
Game Room
Other
Bedroom

Upper
Basement
Basement
Basement

7`1" x 6`1"
6`6" x 12`6"
13`9" x 10`3"
10`5" x 10`6"

Bonus Room
Other
4pc Bathroom
Family Room

Legal/Tax/Financial

Upper
Basement
Basement
Basement

19`6" x 11`1"
10`5" x 9`5"
4`11" x 8`11"
18`5" x 12`10"

Title:
Fee Simple
Legal Desc:

1210464

Zoning:
R1-U

Remarks

Pub Rmks:

OPEN HOUSE: JUNE 29 2024 SATURDAY 12PM -3PMWelcome to your dream home at 218 Windridge Road SW, a beautifully maintained property nestled in a serene and sought-after neighborhood. This captivating residence offers a perfect blend of comfort, style, and functionality, making it an ideal haven for families. The open-concept main floor plan boasts ample natural light, featuring a large living room with a cozy fireplace, perfect for family gatherings or relaxing evenings. The modern kitchen is a chef's delight, equipped with high-end stainless steel appliances, quartz countertops, custom cabinetry, and a convenient island for casual dining or meal preparation. The upper floor features the Primary Bedroom, which is a true retreat with a walk-in closet and luxurious ensuite which includes a separate shower, his and hers sinks and a soaking tub with jets for those days you want a luxury spa without having to leave your home. There are 2 other generously sized bedrooms, each designed with comfort in mind, and a large bonus room flooded with windows to bring in natural lighting. The spacious basement is fully developed and includes a 4th bedroom that can be used also as a gym or a playroom. This basement provides flexibility to suit your lifestyle needs. Step outside to a beautifully landscaped backyard with a spacious patio, ideal for entertaining, gardening, or simply enjoying the peaceful surroundings. The playground in the back is a blessing for any family with small or older kids at heart. The home is equipped with central air conditioning and energy-efficient windows, ensuring year-round comfort and peace of mind. Situated in a family-friendly community. This property is close to top-rated schools, parks, shopping centers, transportation and much much more..... offering convenience and a high quality of life. Don't miss the opportunity to make 218 Windridge Road SW your new home. Schedule a viewing today and experience the charm and elegance of this amazing property because you'll never go wrong living here.

Inclusions:
Property Listed By:

All appliances listed in the appliance section
URBAN-REALTY.ca

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













