



THE
A-TEAM

**RE/MAX
FIRST**

222 WINDRIDGE Road, Airdrie T4B 3B6

MLS®#: **A2133673**

Area: **Windsong**

Listing **05/24/24**

List Price: **\$670,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$9k, 11-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2012**
Lot Information
Lot Sz Ar: **3,484 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,583**
Low Sqft:
Ttl Sqft: **1,583**

DOM

32
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Water Conditioner,Water Purifier,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`0" x 12`0"
Foyer	Main	9`7" x 3`10"
Bonus Room	Second	10`6" x 10`0"
Walk-In Closet	Second	6`7" x 4`6"
Bedroom	Second	10`0" x 10`0"
4pc Bathroom	Second	9`0" x 4`11"
Bedroom	Basement	9`9" x 9`9"

Room	Level	Dimensions
Kitchen With Eating Area	Main	15`8" x 12`10"
2pc Bathroom	Main	6`5" x 2`9"
Bedroom - Primary	Second	16`1" x 11`2"
3pc Ensuite bath	Second	9`0" x 4`8"
Bedroom	Second	10`3" x 10`0"
Family Room	Basement	19`8" x 9`7"
Laundry	Basement	13`0" x 10`5"

4pc Bathroom

Basement

7`7" x 4`11"

Furnace/Utility Room
Legal/Tax/Financial

Basement

13`9" x 5`7"

Title:
Fee Simple
Legal Desc:

1210464

Zoning:
R1-U

Remarks

Pub Rmks:

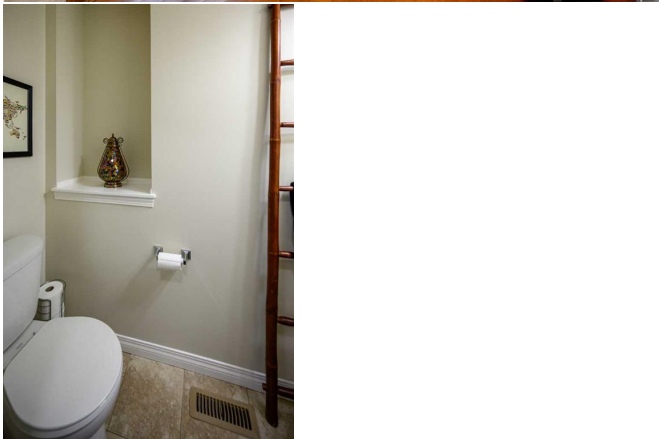
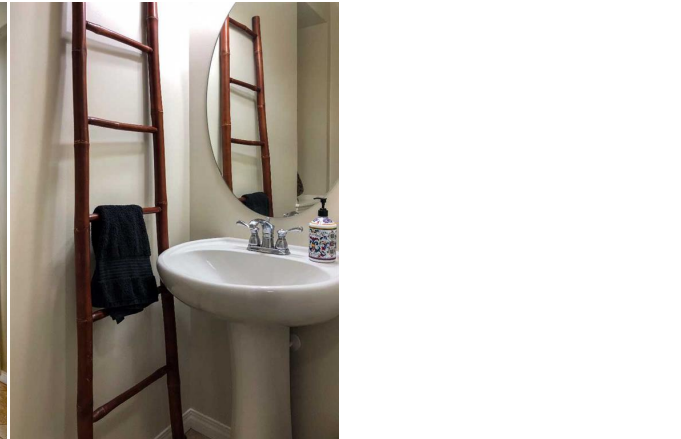
You can't beat the location of this comfortable 4 bedroom, 3.5 bath family home. Situated on a quiet street, this home features a fully developed walkout basement backing onto green space, walking / biking paths and an awesome playground. The main floor is bright and open with hardwood flooring throughout, large living room, generous kitchen with pantry, eating nook, 2 piece powder room and access to the double attached garage as well as the deck overlooking the backyard and green space. Heading upstairs you are met with a flex space which can be used as an office space, media area or exercise area. The primary bedroom is spacious and features a walk-in closet plus a 3 piece ensuite bath. Rounding out the upper floor are two additional bedrooms as well as a full 4 piece main bath. The walkout basement features the laundry area, family room space, 4th bedroom plus a full 4 piece bath. This home also comes with water softener as well as a water filtration unit. In the back yard is a cement stone patio / fire pit area as well as an amazing custom garden shed. Walking distance to schools, splash park, skate park, basketball courts and ball diamond at Chinook Winds Park. Call your favourite realtor to schedule your private viewing of this fantastic family home today!

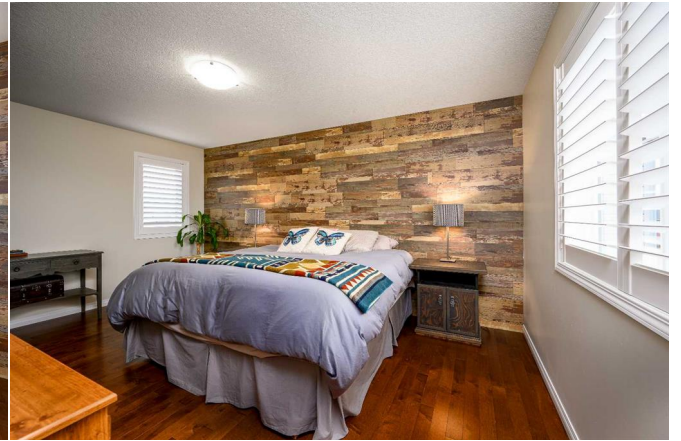
Inclusions:
Property Listed By:

n/a
CIR Realty

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











222 WINDRIDGE ROAD SW, AIRDRIE
 R/C AREA: 1000.00 SQ.FT. (30.06 M²)
 MAIN LEVEL (AGL): 734.42 SQ.FT. (68.23 M²)
 UPPER LEVEL (AGL): 368.22 SQ.FT. (33.99 M²)
 TOTAL ABOVE GRADE FINIS SIZE: 1102.64 SQ.FT. (102.22 M²)
 BASEMENT DEVELOPED AREA (BGL): 441.20 SQ.FT. (40.81 M²)
 BASEMENT UNDEVELOPED AREA (BGL): 87.39 SQ.FT. (8.12 M²)
 TOTAL AREA: 2516.98 SQ.FT. (233.93 M²)

