



THE
A-TEAM

**RE/MAX
FIRST**

431 WINDROW Common, Airdrie T4B 4K3

MLS®#: **A2140622** Area: **Windsong** Listing Date: **06/21/24** List Price: **\$779,900**
 Status: **Active** County: **Airdrie** Change: **+\$30k, 23-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2018** Abv Sqft: **2,363**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,480 sqft** Ttl Sqft: **2,363**
 Lot Shape:

DOM

17
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Front Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Central,Electric,Natural Gas** Flooring: **Laminate,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 5`3"	Dining Room	Main	14`5" x 8`10"
Kitchen	Main	14`5" x 9`11"	Living Room	Main	16`2" x 14`3"
Mud Room	Main	9`1" x 7`0"	Office	Main	14`11" x 13`11"
4pc Bathroom	Second	13`1" x 5`3"	4pc Ensuite bath	Second	13`1" x 9`3"
Bedroom	Second	13`1" x 10`1"	Bedroom	Second	13`4" x 10`8"
Family Room	Second	23`7" x 12`10"	Laundry	Second	6`6" x 5`11"

Bedroom - Primary
3pc Bathroom
Den
Game Room

Second
Basement
Basement
Basement

17`5" x 17`1"
7`0" x 12`2"
13`7" x 8`0"
19`3" x 14`1"

Walk-In Closet
Bedroom
Kitchen
Furnace/Utility Room

Second
Basement
Basement
Basement

7`10" x 6`0"
15`5" x 11`4"
10`2" x 14`8"
12`7" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1711505

Zoning:
R1-U

Remarks

Pub Rmks: **Welcome to this exciting home in the neighborhood of Windsong, Airdrie. The alluring feel of this 3262 sqft of habitable space is quite staggering. On entry is the spacious mud area big enough to have your shoes, and a nice bench just by the door. You then walk into the spacious living area with the 9ft ceiling and the upgraded 8ft doors throughout the home. The living room has a gas-powered fireplace to keep the warm night TV moments. The kitchen has upgraded cabinets to the ceiling with lovely crown bulkheads. The Quartz countertop Island and worktop make you want to spend quality time in the kitchen baking or cooking. The upgraded appliances all complete the kitchen area. The upgraded sliding door leads to the Composite deck in the backyard, with a carefully landscaped yard. The second floor has a bonus room with three other bedrooms and a laundry room. The primary room has a huge window with lots of natural light. It is a four-piece bathroom with a large shower. There is an illegal basement suite with a bedroom, shower, and kitchen area with a side entry. The neighborhood has good elementary, middle, and high schools. There is a good shopping mall close by as well. There is a lake close by with walk & bike paths. Book a showing with your favorite realtor.**

Inclusions:
Property Listed By: **N/A**
Grand Realty

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









