



THE
A-TEAM

**RE/MAX
FIRST**

155 WINDWOOD Grove, Airdrie T4B 3S8

MLS® #: **A2145808**

Area: **Windsong**

Listing Date: **07/01/24**

List Price: **\$565,000**

Status: **Active**

County: **Airdrie**

Change: **+\$65k, 16-Jul**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,416**

Low Sqft:

Ttl Sqft: **1,416**

Lot Information

Lot Sz Ar: **3,385 sqft**

Lot Shape:

DOM

77

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Level,Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`10"	4pc Bathroom	Second	9`4" x 4`11"
4pc Ensuite bath	Second	9`4" x 4`11"	Bedroom - Primary	Second	14`1" x 12`2"

Bedroom Second 9`1" x 8`11"
Living Room Main 17`0" x 12`8"
Kitchen Main 10`9" x 10`4"

Bedroom Second 10`8" x 8`2"
Laundry Second 5`4" x 5`4"
Dining Room Main 10`6" x 8`8"
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1-U**
Legal Desc: **1213237**

Remarks

Pub Rmks: ****Investors only - must assume tenant** Charming 3-Bedroom home with modern finishes in the newly developed Windsong neighbourhood. This beautiful 3 bedroom, 2.5 bathroom residence offers a seamless blend of comfort, style, and convenience, making it an ideal choice for families and professionals alike. The open-concept living area is perfect for modern living, offering a seamless flow between the kitchen, living room, and dining area. The well laid out kitchen features ample counter and cabinet space and a large central island for added seating, perfect for everyday meals and entertaining guests. Large windows fill the space with natural light, while the large back yard and spacious patio are ideal for summer barbecues, family gatherings, or simply enjoying the outdoors. The grassy lawn provides plenty of space for kids and pets to play, and features a brick fire pit for an enjoyable night out. Heading upstairs, you will find 3 large bedrooms and a conveniently located laundry room for easy use. Enjoy the spacious master bedroom complete with walk in closet and 4 piece ensuite bathroom. The two additional bedrooms provide plenty of space for family, guests, or a home office. This lovely home is move-in ready and waiting for you to make it your own. Don't miss the opportunity to live in this fantastic community and enjoy all the modern comforts it has to offer.**

Inclusions: trampoline in backyard
Property Listed By: **URBAN-REALTY.ca**

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