



THE
A-TEAM

**RE/MAX
FIRST**

2102 WINDBURY Crescent, Airdrie T4B 5L1

MLS@#: **A2146271** Area: **South Windsong** Listing Date: **07/03/24** List Price: **\$799,000**
 Status: **Active** County: **Airdrie** Change: **-\$30k, 30-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2023** Abv Sqft: **2,715**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,652 sqft** Ttl Sqft: **2,715**
 Lot Shape:

DOM

75
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Level Split**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed**
 Heating: **Forced Air** Flooring: **Carpet**
 Sewer: **Playground** Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Spice Kitchen	Main	9`4" x 5`10"	Kitchen	Main	16`9" x 12`8"
Dining Room	Main	11`3" x 11`3"	Living Room	Main	19`6" x 18`0"
2pc Bathroom	Main	7`11" x 2`11"	Mud Room	Main	8`8" x 3`6"
Family Room	Second	19`10" x 18`11"	Bedroom	Third	11`5" x 10`2"
Bedroom	Third	11`8" x 10`2"	Bedroom	Third	12`8" x 10`4"
Laundry	Third	6`3" x 5`7"	4pc Bathroom	Third	11`4" x 4`11"
Bedroom - Primary	Third	16`8" x 14`8"	5pc Ensuite bath	Third	11`2" x 8`3"

Walk-In Closet

Third

11`2" x 7`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2211511

Zoning:

R1-U

Remarks

Pub Rmks:

Welcome to this spacious three-level home, where modern elegance meets comfort. Nestled in a serene neighborhood, this property offers ample space and contemporary design, perfect for both relaxation and entertainment. As you enter, you are greeted by a foyer that leads into a bright and airy living room, adorned with large windows that overlook the yard. The open floor plan seamlessly connects the living room to the dining area and kitchen. The kitchen boasts stainless steel appliances, quartz countertops, and plenty of storage space, ideal for culinary enthusiasts. Ascend the staircase to discover a versatile space that can be used as a family room or a home office. The highlight of the home, the third level, houses four generously sized bedrooms, including a master suite. Each bedroom is thoughtfully designed with ample closet space and large windows that offer plenty of natural light. The master suite is a sanctuary unto itself, complete with a luxurious en-suite bathroom featuring dual sinks, a tub, and a separate shower. Book your showing today.

Inclusions:

None

Property Listed By:

Five Star Realty

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