



THE
A-TEAM

**RE/MAX
FIRST**

4172 WINDSONG BLVD, SW , Airdrie T4B 5H3

MLS®#: **A2154997** Area: **South Windsong** Listing Date: **08/11/24** List Price: **\$659,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2021** Abv Sqft: **1,693**
Lot Information Low Sqft:
 Lot Sz Ar: **2,970 sqft** Ttl Sqft: **1,693**
 Lot Shape:

DOM

38
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Gazebo**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Asphalt, Concrete**
 Heating: **Fireplace(s)** Flooring: **Carpet, Tile, Vinyl**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Bathroom Rough-in, Bidet, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`8" x 17`2"	5pc Ensuite bath	Second	9`0" x 9`6"
Bedroom	Second	12`3" x 12`6"	Bonus Room	Second	10`3" x 13`7"
Bedroom	Second	13`3" x 10`1"	4pc Bathroom	Second	8`5" x 6`5"
2pc Bathroom	Main	2`9" x 6`11"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple**R1-U**

Legal Desc:

2110813

Remarks

Pub Rmks:

This beautifully maintained two-story home is nestled in the heart of Windsong. As you walk in you are greeted with a spacious living room with lots of natural light and gas fireplace. The living room opens up to the kitchen and has 9 feet island. Has 16*16 deck with gazebo. As you go to the upper level you will find tons of storage space, bedrooms, bonus room, 4 pc bathroom and a primary bedroom with a walk-in closet, 5 pc ensuite bathroom and laundry room. House has a double front garage. This property is close to a school, parks, playground, grocery stores, shopping center (Cross iron Mills) and Calgary Airport.

Inclusions:

na

Property Listed By:

CIR Realty

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