



THE
A-TEAM

**RE/MAX
FIRST**

771 WINDRIDGE Road, Airdrie T4B 2R1

MLS®#: **A2158984**

Area: **Windsong**

Listing Date: **09/06/24**

List Price: **\$674,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,959**

Low Sqft:

Ttl Sqft: **1,959**

Lot Information

Lot Sz Ar: **4,827 sqft**

Lot Shape:

DOM

12

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Other,See Remarks**

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

High Ceilings,Open Floorplan,See Remarks,Stone Counters

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`1" x 8`4"
Dining Room	Main	9`2" x 10`0"
Den	Main	9`0" x 10`8"
Bedroom - Primary	Upper	13`5" x 14`8"
Bedroom	Main	10`0" x 10`5"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	

Room	Level	Dimensions
Living Room	Main	13`4" x 16`0"
Kitchen	Main	11`10" x 14`10"
Laundry	Main	5`4" x 6`3"
Bedroom	Upper	10`5" x 10`6"
Bonus Room	Upper	8`3" x 15`4"
5pc Ensuite bath	Upper	

Title:	Zoning:
Fee Simple	R1-U
Legal Desc:	1113199

Remarks

Pub Rmks: *****Welcome Home!*** This Beautifully UPGRADED Family Home w/ Attached DOUBLE GARAGE is nestled on an Oversized CORNER LOT just steps to the POND & PATHWAYS right outside your front door in the Highly DESIRABLE & Family Friendly Community of Windsong! Boasting nearly 2900ft of Living Space over 3 levels, this WONDERFUL FAMILY HOME is truly made for ENTERTAINING & Everyday Living, offering a BRIGHT & MODERN OPEN CONCEPT design, neutral Colour Palette & an abundance of NATURAL Light compliments of the LARGE VINYL WINDOWS throughout! The main level is the Heart of the Home, highlighted by Rich HARDWOOD Flooring, 9' Ceilings & a Beautifully UPGRADED two-toned CHEF'S KITCHEN featuring STONE Counters, Stylish Backsplash, STAINLESS STEEL APPLIANCES, PANTRY & Large CENTRAL ISLAND w/ Eat-Up Bar! The adjoining Dining Room overlooks your EXPANSIVE BACKYARD & opens to the Spacious Living Room w/ cozy Gas fireplace & Custom BUILT-IN Window Bench, providing a warm & inviting space to relax & entertain, or curl up w/ a good book. Completing this level is a Large DEN w/ Double French Doors offering the IDEAL space to create a Home Office, Playroom, or potential 4th bedroom, a Lovely 2Pc Powder Room, conveniently tucked away from the main Living Areas & the convenience of main floor Laundry! Heading upstairs, the BRIGHT Open Staircase leads you to your Private Master Retreat featuring a Large WALK-IN Closet, Custom BUILT-IN Window Bench & Full ENSUITE w/ Double Vanity, WALK-IN Shower & SOAKER TUB! Rounding off this level are 2 MORE generously sized BEDROOMS, a Large BONUS Area & another FULL Bath. Relax w/ your morning coffee on your SOUTH facing SIDE PORCH, stay cool & comfortable on hot Summer days with the convenience of Central AIR CONDITIONING or head out back into your PRIVATE Sunny West Facing Backyard where you can sit back & relax in your lounge chair on the Deck, BBQ & entertain Friends & Family or create the garden of your dreams! Your Fully FENCED Backyard also includes a Large Storage Shed. PRIME LOCATION, just steps to Great Schools, numerous Amenities including Shopping, Restaurants, Fitness, Child Care & MORE! Windsong is a Vibrant & FAMILY ORIENTED Community, surrounded by Tranquil GREENSPACES, PATHWAYS & PONDS, offering YEAR-ROUND activities including SPLASH PARK, SKATE PARK, BALL DIAMONDS, Skating Rinks & multiple Playgrounds! Simply MOVE IN & start making new memories w/ your Family!**

Inclusions: **Shed, Deep Freeze(as-is)**
Property Listed By: **CIR Realty**

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