



THE
A-TEAM

**RE/MAX
FIRST**

158 WINDRIDGE Road, Airdrie T4B 3R9

MLS®#: **A2160297**

Area: **Windsong**

Listing Date: **08/24/24**

List Price: **\$719,999**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,477 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,129**
Low Sqft:
Ttl Sqft: **2,129**

DOM

25

Layout

Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Reverse Pie Shaped Lot,Landscaped**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 21`6"
Mud Room	Main	5`11" x 4`9"
Dining Room	Main	7`7" x 11`0"
Office	Main	10`6" x 9`7"
Bedroom	Second	10`0" x 11`3"
5pc Ensuite bath	Second	9`5" x 8`10"
4pc Bathroom	Second	4`11" x 10`5"

Room	Level	Dimensions
Kitchen	Main	10`3" x 13`6"
2pc Bathroom	Main	2`8" x 6`9"
Pantry	Main	4`0" x 4`0"
Entrance	Main	4`7" x 6`3"
Bedroom - Primary	Second	16`1" x 12`6"
Bedroom	Second	12`0" x 9`1"
Laundry	Second	7`0" x 6`1"

Storage
Family Room
Walk-In Closet

Basement
Basement
Second

6`6" x 13`6"
19`5" x 14`7"
4`4" x 8`10"

2pc Bathroom
Bonus Room

Basement
Second

5`3" x 7`11"
19`7" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1210464

Zoning:
R1-U

Remarks

Pub Rmks:

Absolutely! Feast your eyes on this stunningly presented two-storey home, boasting three bedrooms and over 3000 square feet of bright & open living space. Begin your day with a delightful cup of coffee on the charming covered front porch. Step inside to find a tiled entryway leading to a bright and welcoming living area featuring 9-foot ceilings, hardwood floors, and a cozy gas fireplace. The kitchen is a chef's dream with wrap-around cupboards, a spacious eat-up island, tiled backsplash, stainless steel appliances, and elegant granite countertops. Transition seamlessly from the sliding glass doors to the low-maintenance backyard oasis complete with rock and concrete landscaping. On the main floor, you will also find a convenient two-piece bathroom and a generous office/den with ample natural light. Upstairs offers abundant space including a carpeted bonus/rec room, a luxurious primary retreat with a private 5-piece ensuite and walk-in closet, two additional sizable bedrooms, a 4-piece bath, and the convenience of upper floor laundry. The modern basement provides endless possibilities with its expansive layout, durable laminate floors, and ample storage space. Other features include a Double Attached Garage, CENTRAL AIR CONDITIONING and an enviable location. Don not miss the opportunity to experience the immaculate beauty of this home firsthand - schedule your private viewing today!

Inclusions:
Property Listed By:

**Central air conditioning, Hideaway front screen door, all window coverings including rods and blinds
eXp Realty**

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