



THE
A-TEAM

**RE/MAX
FIRST**

145 WINDRIDGE Road, Airdrie T4B 2R4

MLS® #: **A2161586**

Area: **Windsong**

Listing Date: **08/29/24**

List Price: **\$650,000**

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: **2,712 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,816**
Low Sqft:
Ttl Sqft: **1,816**

DOM

20
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete, See Remarks, Vinyl Siding**
Flooring: **Carpet, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	10`7" x 4`9"
2pc Bathroom	Main	2`8" x 7`1"
Walk-In Closet	Second	2`2" x 6`4"
Laundry	Second	6`1" x 5`2"
Walk-In Closet	Basement	4`5" x 9`0"
Living Room	Main	18`8" x 13`0"
Bedroom - Primary	Second	12`0" x 18`0"

Room	Level	Dimensions
Dining Room	Main	10`2" x 7`7"
Walk-In Closet	Second	4`3" x 6`3"
Bedroom	Second	9`9" x 9`9"
Family Room	Basement	11`11" x 12`6"
Storage	Basement	6`5" x 3`9"
Kitchen	Main	9`10" x 10`2"
Bedroom	Second	10`0" x 13`1"

Bonus Room
4pc Ensuite bath
4pc Bathroom

Second
Second
Basement

10`0" x 13`7"
5`6" x 9`7"
8`11" x 4`11"

4pc Bathroom
Bedroom
Furnace/Utility Room

Second
Basement
Basement

6`4" x 7`8"
9`0" x 12`9"
12`6" x 10`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1210464

Zoning:

Zoning: R1-U

Remarks

Pub Rmks:

This beautifully maintained two-story home is nestled in the heart of Windsong on a peaceful street. As you walk in, you are greeted with a spacious living room which includes a gas fireplace. The living room opens up to a gourmet kitchen and dining area. As you go to the upper level you will find tons of storage space, two bedrooms and a primary bedroom with a four piece ensuite and a walk-in closet. This floor is concluded with another four piece bathroom, bonus room and a laundry room. The fully finished basement offers a huge living room, wet bar, one bedroom, storage room and a four piece washroom. This house has a double front garage and a huge covered deck in the backyard. This property is close to a school, parks, shopping center and much more...

Inclusions:

Property Listed By:

Garage Door Opener, Dishwasher, Electric Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer
URBAN-REALTY.ca

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