



THE
A-TEAM

**RE/MAX
FIRST**

525 WINDSTONE Common, Airdrie T4B 3R7

MLS®#: **A2161770**

Area: **Windsong**

Listing Date: **09/05/24**

List Price: **\$529,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2011**
Lot Information
Lot Sz Ar: **1,643 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,382**
Low Sqft:
Ttl Sqft: **1,382**

DOM

14
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,No Neighbours Behind,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **No Animal Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 2`8"
Foyer	Main	4`8" x 3`6"
Living Room	Main	14`6" x 12`4"
4pc Ensuite bath	Second	5`9" x 7`7"
Bedroom	Second	8`10" x 10`11"
Bedroom - Primary	Second	12`11" x 14`3"

Room	Level	Dimensions
Dining Room	Main	8`10" x 10`0"
Kitchen	Main	9`4" x 8`8"
4pc Bathroom	Second	4`10" x 8`3"
Bedroom	Second	10`3" x 9`11"
Family Room	Second	9`11" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1210464

Zoning:
R2-T

Remarks

Pub Rmks: **Welcome to a friendly Windsong neighborhood in South Airdrie . Close to all amenities , that being Shopping, schools, Parks, restaurants. This great family home has just been freshly painted and extremely well cared for. Double attached garage, spacious rooms and vacant that can have a quick possession if needed. Seeing is wanting this home with no condo fees! OPEN HOUSE SATURDAY & SUNDAY 1-4PM**

Inclusions: **n/a**

Property Listed By: **RE/MAX Landan Real Estate**

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