



THE
A-TEAM

**RE/MAX
FIRST**

366 WINDROW Crescent, Airdrie T4B 4K3

MLS® #: **A2162469** Area: **Southwinds** Listing Date: **09/03/24** List Price: **\$710,000**
 Status: **Active** County: **Airdrie** Change: **-\$25k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,573 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,620**
 Low Sqft:
 Ttl Sqft: **1,620**

DOM

15
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Corner Lot,Dog Run Fenced In,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Dog Run,Private Yard**
 Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Gas Water Heater,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Central Vacuum,Chandelier,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	11`2" x 3`3"	2pc Bathroom	Main	5`4" x 5`4"
Living Room	Main	17`6" x 12`10"	Kitchen	Main	8`9" x 12`0"
Dining Room	Main	8`9" x 12`0"	Mud Room	Main	3`8" x 6`2"
Other	Main	16`5" x 16`2"	4pc Bathroom	Second	4`10" x 10`5"

Bedroom Second 9`6" x 10`8"
Laundry Second 6`11" x 5`9"
Walk-In Closet Second 6`7" x 10`6"
Furnace/Utility Room Basement 9`2" x 7`1"
Office Basement 10`4" x 5`10"
3pc Bathroom Basement 9`8" x 4`4"

Bedroom Second 9`6" x 11`8"
Bedroom - Primary Second 17`6" x 14`0"
3pc Ensuite bath Second 5`6" x 10`6"
Bedroom Basement 11`0" x 10`10"
Bedroom Basement 10`4" x 5`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1711505**

Zoning: **R1-U**

Remarks

Pub Rmks: **Visit REALTOR® website for additional information. Coveted lot in Airdrie's Southwinds neighborhood & this one will not last long! Beautiful, bright home with tons of natural sunlight! To compliment this home is the beautiful white kitchen cabinets & stainless steel appliances. This house shines with its neutral pallet, finished basement, 3.5 bathrooms, and an attached, heated, double-car garage on a corner lot. What sets this house apart from the rest is its AMAZING location, which is only steps away from the brand new Southwinds Pickle Ball courts, playground, pump track and lake! Windsong Elementary School and W.H. Croxford High School are also both very close by. This air conditioned home is the complete package!**

Inclusions: **Fridge, oven range, mircowave & hood fan, 3 x garage door openers, washer, dryer**
 Property Listed By: **PG Direct Realty Ltd.**

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







