



THE
A-TEAM

**RE/MAX
FIRST**

411 WINDROW Common, Airdrie T4B 4K4

MLS®#: **A2163086**

Area: **Windsong**

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

List Price: **\$749,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Airdrie**
Year Built: **2017**
Lot Information
Lot Sz Ar: **3,480 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,267**
Low Sqft:
Ttl Sqft: **2,267**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Interior Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 7`8"	Dining Room	Main	8`8" x 16`1"
Foyer	Main	8`3" x 10`3"	Kitchen	Main	8`7" x 14`6"
Laundry	Main	6`2" x 5`11"	Living Room	Main	12`6" x 20`2"
Family Room	Upper	19`8" x 14`3"	5pc Bathroom	Upper	7`0" x 7`11"
Bedroom	Upper	10`5" x 11`9"	Bedroom	Upper	10`8" x 11`6"

Loft
3pc Bathroom

Upper
Upper

10`6" x 8`0"
7`0" x 7`11"

Bedroom - Primary

Upper

17`6" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1711505

Zoning:
R1-U

Remarks

Pub Rmks:

Step into unparalleled elegance with this extraordinary home for sale in the sought-after Windsong Community of Airdrie, where luxurious upgrades and meticulous design create a living experience unlike any other. As you enter through the spacious Wide front entrance, you're greeted by a grand foyer with soaring ceilings that guide you effortlessly to the main floor. Here, a large living room seamlessly flows into a magnificent kitchen adorned with granite countertops, a gas range, and stainless steel appliances, complemented by a generous dining area that looks out onto the serene west-facing backyard. A few steps up, you'll discover a high-ceilinged bonus room with access to a charming front balcony, perfect for enjoying morning coffee or sunset views. The top level of this exceptional home is dedicated to comfort and style, featuring a sprawling master suite with a walk-in closet and a truly impressive 5-piece en-suite bathroom, complete with a massive tiled shower and his-and-her sinks. This level also includes two additional spacious bedrooms, a well-appointed common bath, and a small coffee nook for those quiet moments. Throughout the home, you'll find beautiful hardwood flooring, elegant railings, stunning chandeliers, and a dramatic 15-foot fireplace feature wall that promises to create lasting holiday memories. The thoughtful design extends to the use of designer wallpapers and quartz or granite countertops throughout. Situated on a large traditional lot, this home not only offers an abundance of indoor elegance but also boasts a large balcony and an enviable location just minutes from Calgary, with easy access to Deerfoot Trail and close proximity to essential amenities such as restaurants, banks, and grocery stores. This residence is more than just a house; it's a dream home waiting to be yours. Don't miss your chance to experience it firsthand—call today to arrange a showing and explore the property through our immersive 3D tour.

Inclusions:
Property Listed By:

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











