



THE
A-TEAM

**RE/MAX
FIRST**

100 WINDGATE Close, Airdrie T4B 3T1

MLS®#: **A2163334**

Area: **Windsong**

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

List Price: **\$750,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2013**

Lot Information

Lot Sz Ar: **5,532 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,661**
Low Sqft:
Ttl Sqft: **2,661**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Environmental Reserve,Fruit Trees/Shrub(s),Garden,No Neighbours Behind,Landscaped,Views**

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`4" x 8`3"	Office	Main	10`1" x 10`0"
Dining Room	Main	12`9" x 11`8"	Kitchen	Main	12`6" x 11`8"
Living Room	Main	17`10" x 12`11"	Breakfast Nook	Main	12`4" x 8`9"
Balcony	Main	25`2" x 8`1"	Laundry	Main	11`1" x 6`8"
2pc Bathroom	Main	6`6" x 3`3"	Bedroom - Primary	Second	18`2" x 12`4"
5pc Ensuite bath	Second	11`11" x 11`10"	Bedroom	Second	11`11" x 10`8"
Bedroom	Second	15`6" x 11`1"	4pc Bathroom	Second	11`11" x 5`6"

**Bonus Room
Bedroom**

**Second
Basement**

**14`3" x 11`2"
13`5" x 12`4"**

Game Room

Basement

22`10" x 16`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

1213237

Remarks

Pub Rmks: **Spacious 4 BED/2.5 BATH property with MOUNTAIN VIEWS. Offering a substantial 2661 sq.ft. of above-grade living space plus a WALK-OUT BASEMENT. This well-built Mattamy Homes property is only 10 years old and backs onto a creek and environmental reserve meaning no neighbours blocking your views. Situated in the popular south west community of Windsong, this home is walking distance to shopping, schools, and the future SW recreation centre, and is an easy commute to Calgary. Featuring quality finishes such as HARDWOOD FLOORS, WOOD CABINET DOORS, GRANITE COUNTERS, and STAINLESS STEEL APPLIANCES. Stand-out design elements include tray ceilings in the grand foyer and the formal dining room, and vaulted ceiling and arched picture window in the open plan living space. The kitchen offers an abundance of cabinet and counter space plus has the added bonus of a butlers pantry and a pantry closet. The west facing balcony provides a great place for BBQing, or sitting and watching the sun set over the mountains. On the main floor you will find a spacious den/office at the front of the property overlooking the front porch. A formal dining room, open plan kitchen/dining and living room, a laundry/mud room, a half bathroom, and an ATTACHED DOUBLE GARAGE with plenty of storage space. On the 2nd floor you will find an impressive master bedroom suite featuring a 'his and hers' walk-in closet, and French doors that lead into the luxurious master bathroom with double vanity, oversized shower, soaker tub, and separate toilet. There are two generous bedrooms, a large family bathroom, an oversized storage closet, and a bonus room with hardwood floors. The partially finished walk-out basement leads out to the beautiful backyard. Currently with recreational room and a 4th bedroom. You will also find a roughed in bathroom, an additional storage space, and the mechanical room with a dual zone furnace. The backyard has been landscaped extensively, the current owner is a keen gardener and has created a well-established garden with apples trees, herbs, rhubarb, lilacs, hostas, and lilies. And it provides immediate access onto the pathway behind- great for getting out and enjoying the pathway network of Airdrie. Priced below the assessed value, this property presents an amazing opportunity for buyers to update to their own specifications and add value. Book a viewing today and see why this would be a smart move for you!**

Inclusions:
Property Listed By: **N/A
2% Realty**

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











