



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**757 WINDROW Manor, Airdrie T4B5H6**

MLS®#: **A2164127**      Area: **South Windsong**      Listing Date: **09/13/24**      List Price: **\$885,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **3,326 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,754**  
 Low Sqft:  
 Ttl Sqft: **2,754**

DOM

**6**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached,Front Drive,In Garage Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **BBQ gas line,Other**

Construction: **Veneer,Vinyl Siding,Wood Frame**  
 Flooring: **Hardwood,Tile,Vinyl Plank**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Double Oven,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>2` 11" x 8` 2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9` 7" x 11` 2"</b>
<b>Foyer</b>	<b>Main</b>	<b>7` 8" x 7` 2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12` 10" x 12` 6"</b>

<b>Living Room</b>	Main	21`2" x 19`6"	<b>Pantry</b>	Main	5`10" x 8`2"
<b>5pc Bathroom</b>	Second	4`11" x 11`5"	<b>5pc Ensuite bath</b>	Second	12`11" x 12`10"
<b>Bedroom</b>	Second	10`6" x 11`6"	<b>Bedroom</b>	Second	10`7" x 11`8"
<b>Bedroom</b>	Second	10`4" x 12`11"	<b>Family Room</b>	Second	19`11" x 19`1"
<b>Laundry</b>	Second	6`4" x 5`6"	<b>Bedroom - Primary</b>	Second	16`2" x 14`11"
<b>Walk-In Closet</b>	Second	6`10" x 9`7"	<b>3pc Bathroom</b>	Basement	4`11" x 8`9"
<b>Bedroom</b>	Basement	10`2" x 11`1"	<b>Game Room</b>	Basement	18`9" x 18`0"
<b>Storage</b>	Basement	9`0" x 14`6"	<b>Furnace/Utility Room</b>	Basement	16`0" x 15`10"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2111198**

Zoning: **R1-U**

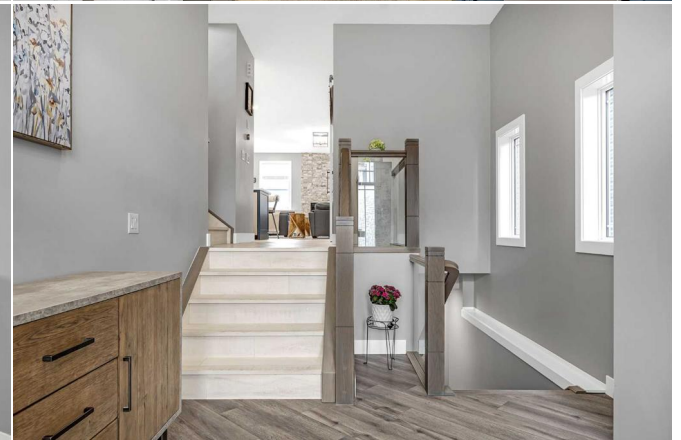
Remarks

Pub Rmks: **Luxurious Living in South Windsong!! Experience the epitome of elegance in this beautiful estate community with a finished home that boasts over 3800 square feet of developed living space on low maintenance walk out lot, featuring 5 bedrooms and 4 baths, bonus room, perfectly sized deck and a massive patio, this residence effortlessly accommodates all your lifestyle needs. The location has the perfect blend of small-town charm and natural beauty in South Windsong. With convenient access to a beautiful park and green space 2 minutes away, schools, recreational facilities, and an environmental reserve, this vibrant community offers endless opportunities for outdoor activities. Not to mention pickleball for the summer and tobogganing in the winter months. The Expansive Living Space: Over 3,800 sqft across all levels, providing ample room for family living and entertaining. This home offers functionality & versatility while maintaining a cozy atmosphere. The Gourmet Kitchen equipped with high end stainless steel appliances, including a 6 burner Wolf Gas Cooktop, Gorgeous hood fan, Café Double oven with French doors, built in Microwave, Bosch dishwasher, Central Calcutta Quartz island with a sill granite sink, and a convenient U shape pantry with a barn door. Adjacent to the Kitchen is the Stunning built in Coffee bar with KitchenAid Bar Fridge, upper and lower cabinets, and additional sink. The open-plan main floor features a large great room with rich hardwood flooring installed on the diagonal for that elevated feel. The 9' ceilings on every floor including 8' doors, are anchored by the stone surrounded gas fireplace being the focal feature of the room. An impressive Bonus room that features a massive, vaulted ceiling, and is accentuated by the Gas fireplace complete with floor to ceiling stone. Ascend to the upper level boasting hardwood throughout, complimented by glass railing, to find, the large master suite "a retreat unto itself", including a substantial walk-in closet , 5-piece ensuite with double sinks, quartz countertops, a free-standing soaker tub, an oversized shower . Three additional large bedrooms share a 4-piece bathroom. This Home features a fully finished walkout Basement with 9' ceiling, a large 5th bedroom with walk in closet, 4-piece bathroom, family room, and ample storage space for all your seasonal items. Outdoor Living: Enjoy a low maintenance yard with the expansive patio for outdoor dining, turf to ensure maximum relaxing while enjoying the sun, a spacious upper deck with a gas line, and concrete steps on the home to the front yard. Ideal Location: Enjoy serene estate living while being just a short drive to Calgary, the Airport, Cross iron Mills Shopping, and Deerfoot providing easy access to local amenities. The property also features a Dual Zone Furnace, an air conditioner for summer comfort, Engineered Hardwood and Luxury Vinyl Plank through entire home (NO Carpet). Check out the Upgrades list in the Supplements.**

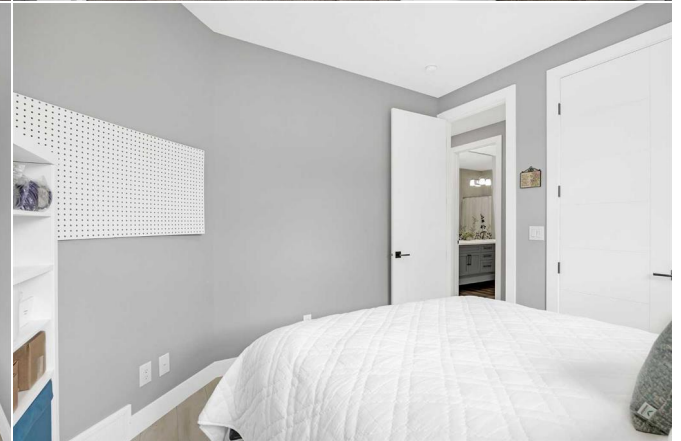
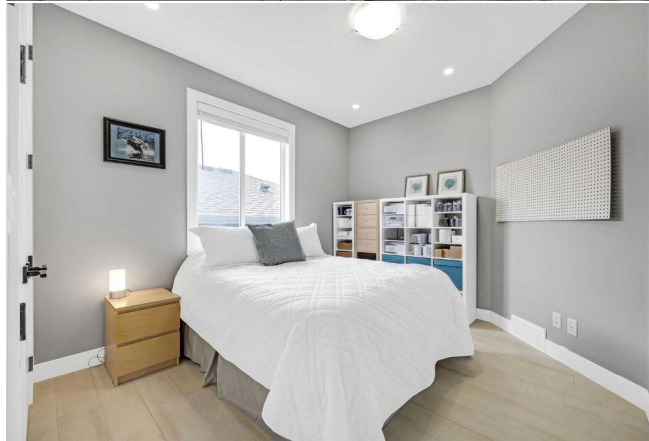
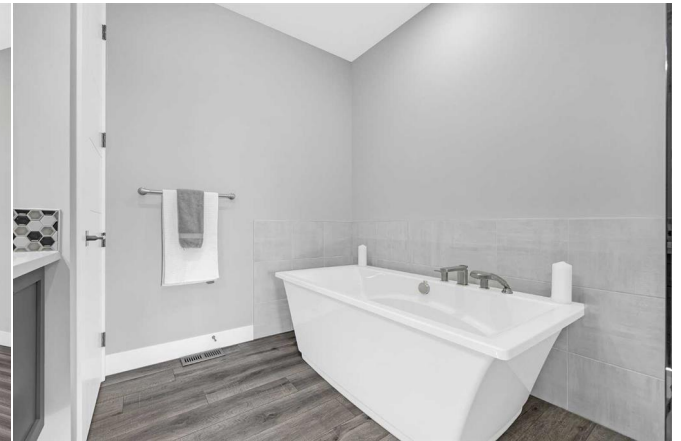
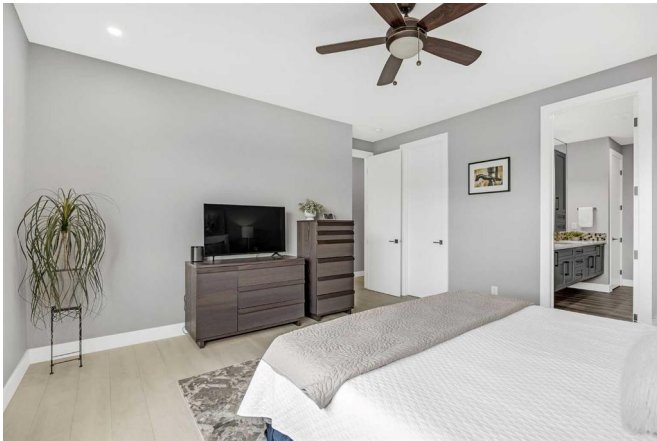
Inclusions: **Rough in for plumbed in coffee maker (coffee machine not included), AV charging station in garage,**

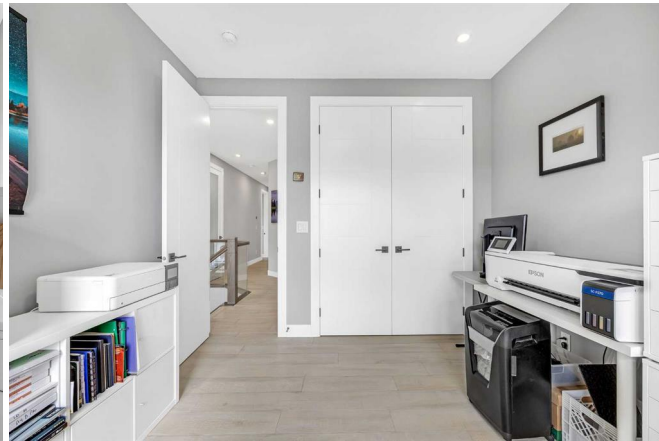
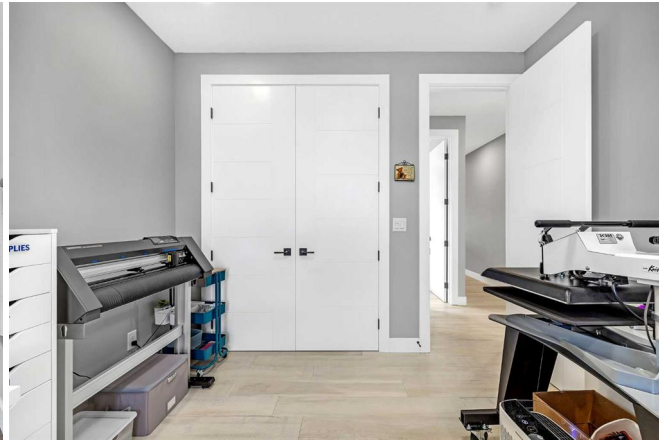
Property Listed By: **RE/MAX iRealty Innovations**

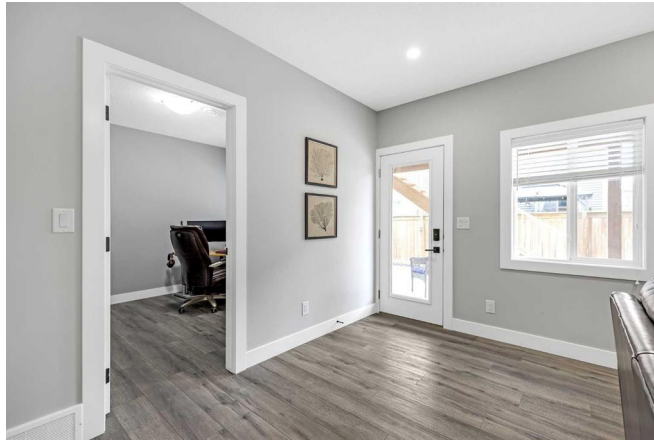
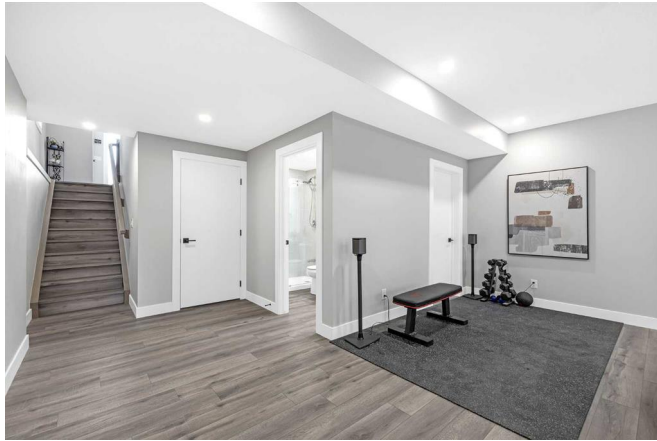
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











757 Windrow Mnr SW, Airdrie, AB

Main Floor Exterior Area 1178.57 sq ft  
Excluded Area 403.35 sq ft



PREPARED: 2024/01/18

White regions are excluded from total floor area in RESIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

757 Windrow Mnr SW, Airdrie, AB

2nd Floor Exterior Area 1204.47 sq ft



PREPARED: 2024/01/18

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757 Windrow Mnr SW, Airdrie, AB

Basement (Below Grade) Exterior Area 1021.60 sq ft  
Excluded Area 14.50 sq ft



PREPARED: 2024/01/18

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