

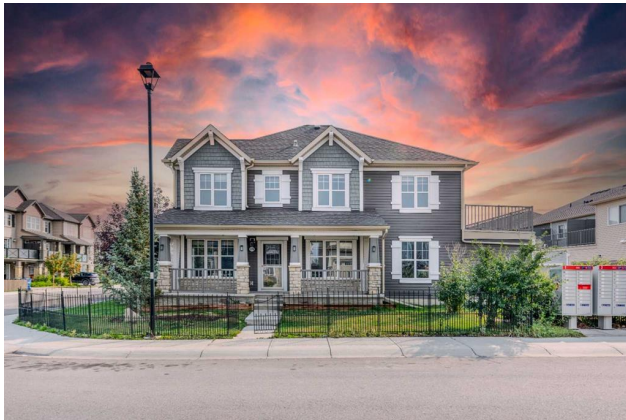


THE
A-TEAM

**RE/MAX
FIRST**

176 WINDFORD Street, Airdrie T4B 4G3

MLS®#: **A2165728** Area: **South Windsong** Listing Date: **09/13/24** List Price: **\$528,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **2,153 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,415**
 Low Sqft:
 Ttl Sqft: **1,415**

DOM
6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`8" x 6`8"	Dining Room	Main	10`3" x 10`11"
Living Room	Main	13`9" x 10`11"	Kitchen	Main	10`3" x 9`11"
3pc Bathroom	Second	9`6" x 6`11"	4pc Bathroom	Second	5`7" x 7`10"
Bedroom	Second	10`11" x 9`2"	Bedroom - Primary	Second	18`0" x 11`2"
Bedroom	Second	10`0" x 8`6"	Family Room	Second	9`1" x 11`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611920

Zoning:
R2-T

Remarks

Pub Rmks:

Welcome Home | Light & Bright | NO CONDO FEES | 3 Bed & 2.5 Bath | Corner lot with West Backyard | Located on a quiet & central street in the community of Windsong! As you walk up to the front door, you are greeted with the large front porch. This very well laid out floor plan utilizes every inch of this home. and the main floor has lots of windows for an abundance of natural light. As you enter the home, the private living room is to the right and is roomy enough for family movie nights. To the left is the spacious dining area which can fit a larger table. The kitchen is bright with granite counter tops with breakfast area, tile backsplash, lots of cabinetry, under counter and pot lighting, pantry and stainless steel appliances. The DOUBLE ATTACHED GARAGE. . This home has VINYL PLANK FLOORING ON THE MAIN AND UPPER FLOOR. Upstairs, there is a large MASTER BEDROOM with a 3 piece en-suite, two other good sized bedrooms, 4 piece main bath, and a large linen closet. There is also a large den/office area which leads out onto a SOUTH FACING DECK. This space is a great place to enjoy a barbeque with friends and family. The basement is unspoiled and awaits your future development plans. The property is also steps away from walking & bike paths. Book a showing today. CHECK OUT THE VIRTUAL TOUR!

Inclusions:
Property Listed By:

N/A
AMG Realty

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



