



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2026 WINDBURY Crescent, Airdrie T4B 5L1**

MLS®#: **A2166236**      Area: **South Windsong**      Listing Date: **09/17/24**      List Price: **\$769,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **3,545 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,150**  
 Low Sqft:  
 Ttl Sqft: **2,150**

DOM

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

Parking

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

Access:

Lot Feat: **Front Yard,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 9`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`8" x 9`7"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`1" x 5`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`3" x 10`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`1"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`11" x 9`9"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 15`6"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>12`7" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`7" x 13`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`5" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>11`3" x 5`1"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-U**

**2211511**

Remarks

Pub Rmks: **This almost new home is absolutely fantastic! With a sunny west backyard backing green space, a walkout basement, and gorgeous design choices, it offers a great blend of indoor and outdoor living. The fact that it's less than a year old and comes with a builder warranty is a big plus, and the fully landscaped yard and fence make it move-in ready! Your kids and pets will have a nicely fenced yard with lush lawn the day you move in. Enjoy the sunny days and beautiful sunsets! The interior features, such as upgraded aesthetic finishes (white kitchen, upgraded light fixtures, gorgeous flooring), a gas stove, walk-through pantry, upper laundry, gas fireplace, neutral colors, and a beautiful bath oasis-add to the appeal of the home. The location on a quiet street with easy access to Calgary is also very convenient. It's a wonderful place to call home with all the modern amenities and comforts one could ask for. I'm sure you will be thrilled to see it! Book your showing today!**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX House of Real Estate**

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







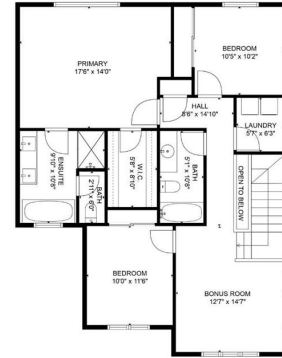




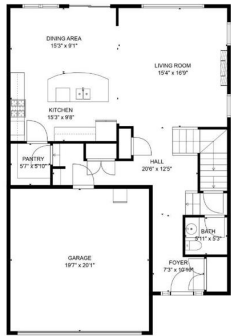








TOTAL: 1987 sq. ft.  
 FLOOR 1: 923 sq. ft., FLOOR 2: 1064 sq. ft.  
 EXCLUDED AREAS: GARAGE: 303 sq. ft., OPEN TO BELOW: 12 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2

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