



THE
A-TEAM

**RE/MAX
FIRST**

124 WINDSTONE Link, Airdrie T4B 3X5

MLS® #: **A2168424**

Area: **Windsong**

Listing Date: **10/08/24**

List Price: **\$438,000**

Status: **Active**

County: **Airdrie**

Change: **-\$11k, 31-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Airdrie

Year Built:

2013

Lot Information

Finished Floor Area

Abv Sqft:

1,436

Low Sqft:

Ttl Sqft:

1,436

Lot Sz Ar:

930 sqft

Lot Shape:

DOM

44

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Front Yard,Low Maintenance Landscape

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Laminate Counters

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Second	36`6" x 4`8"	2pc Bathroom	Second	5`8" x 4`6"
Kitchen	Second	10`1" x 14`4"	Dining Room	Second	8`0" x 11`9"
Living Room	Second	12`3" x 11`9"	Balcony	Second	7`11" x 10`7"
Bedroom	Third	7`11" x 10`7"	Bedroom	Third	8`1" x 9`4"
Bedroom - Primary	Third	10`11" x 12`3"	4pc Bathroom	Third	8`9" x 4`11"

Entrance	Lower	4`10" x 3`1"	Office Legal/Tax/Financial	Lower	9`5" x 11`5"
Title: Fee Simple		Zoning: R-BTB			
Legal Desc:	1213237		Remarks		
Pub Rmks:	<p>DON'T MISSED OUT ON THIS AMAZING OPPORTUNITY OF OWNING THIS BRIGHT AND SPACIOUS TOWNHOUSE WITH NO CONDO FEE. MAIN FLOOR OFFER A SPACE FOR YOU TO HAVE AN OFFICE/DEN. THE ELEGANT STAIRCASE LEADS YOU TO AN OPEN CONCEPT LIVING ROOM, DINING AND KITCHEN. THERE ARE LARGE WINDOWS AND A PATIO, THAT IS JUST A STEP AWAY FROM YOUR LIVING ROOM FLOODED WITH NATURAL LIGHTS WITH SOUTH FACING WINDOWS AND DOORS TOWARDS YOUR PATIO, PERFECT FOR BARBECUING/MORNING COFFEE OR JUST RELAXING. THE KITCHEN HAS GORGEOUS COFFEE-TONED CABINETRY PERFECT FOR STORAGE, IT ALSO COMES WITH STAINLESS STEEL APPLIANCES WITH PENINSULA GREAT FOR ENTERTAINING. LAUNDRY ROOM AND 2 PIECE BATH IS CONVENIENTLY LOCATED ON THIS LEVEL. HEAD UPSTAIRS YOU WILL FIND A GOOD SIZE PRIMARY BEDROOM WITH ACCESS TO 4 PIECE BATHROOM WITH CHEATER EN-SUITE. THERE IS ANOTHER TWO GOOD SIZE BEDROOM ON THIS LEVEL. THIS ALSO COMES WITH EXTRA LONG SINGLE GARAGE THAT GIVES YOU EXTRA STORAGE. PERFECT LOCATION CLOSE TO SHOPPING, SCHOOLS, PARKS, PLAYGROUND AND QUICK ACCESS TO 40 AVENUE.</p>				
Inclusions:	none				
Property Listed By:	Real Estate Professionals Inc.				

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









