



THE
A-TEAM

**RE/MAX
FIRST**

771 WINDRIDGE Road, Airdrie T4B 2R1

MLS®#: **A2168511**

Area: **Windsong**

Listing Date: **10/09/24**

List Price: **\$659,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2012**

Lot Information

Lot Sz Ar: **4,827 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,959**
Low Sqft:
Ttl Sqft: **1,959**

DOM

43

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Other,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Open Floorplan,See Remarks,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`1" x 8`4"
Dining Room	Main	9`2" x 10`0"
Den	Main	9`0" x 10`8"
Bedroom	Upper	13`5" x 14`8"
Bedroom	Upper	10`0" x 10`5"
2pc Bathroom	Main	
4pc Bathroom	Upper	

Room	Level	Dimensions
Living Room	Main	13`4" x 16`0"
Kitchen	Main	11`10" x 14`10"
Laundry	Main	5`4" x 6`3"
Bedroom	Upper	10`5" x 10`6"
Bonus Room	Upper	8`3" x 15`4"
5pc Ensuite bath	Upper	

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

1113199

Remarks

Pub Rmks: *****Welcome Home!*** This Beautifully UPGRADED Family Home w/ Attached DOUBLE GARAGE is nestled on an Oversized CORNER LOT just steps to the POND & PATHWAYS right outside your front door in the Highly DESIRABLE & Family Friendly Community of Windsong! Boasting nearly 2900ft over 3 levels, this WONDERFUL FAMILY HOME is truly made for ENTERTAINING & Everyday Living, offering a BRIGHT & MODERN OPEN CONCEPT design, neutral Colour Palette & an abundance of NATURAL Light compliments of the LARGE VINYL WINDOWS throughout! The main level is the Heart of the Home, highlighted by HARDWOOD & Tile Flooring, 9' Ceilings & a Beautifully UPGRADED two-toned CHEF'S KITCHEN featuring STONE Counters, Stylish Backsplash, Stainless Appliances complete w/ GAS RANGE, PANTRY & Large CENTRAL ISLAND w/ Eat-Up Bar! The adjoining Dining Room overlooks your EXPANSIVE BACKYARD & opens to the Spacious Living Room w/ Custom BUILT-IN Window Bench cozy Gas fireplace, providing a warm & inviting space to relax & entertain, or curl up w/ a good book. Completing this level is a Large DEN w/ Double French Doors offering the IDEAL space to create a Home Office, Playroom, or potential 4th bedroom, a Lovely 2Pc Powder Room, conveniently tucked away from the main Living Areas & the convenience of main floor Laundry! Heading upstairs, the BRIGHT Open Staircase leads you to your Private Master Retreat featuring a Large WALK-IN Closet & Full ENSUITE w/ Double Vanity, WALK-IN Shower & SOAKER TUB! Rounding off this level are 2 MORE generously sized BEDROOMS, a Large BONUS Area & another FULL Bath. Relax w/ your morning coffee on your SOUTH facing SIDE PORCH, stay cool & comfortable on hot Summer days with the convenience of Central AIR CONDITIONING or head out back into your PRIVATE Sunny West Facing Backyard where you can sit back & relax in your lounge chair on the Deck, BBQ & entertain Friends & Family or create the garden of your dreams! Your Fully FENCED Backyard also includes a Large Storage Shed. Your Oversized Attached DOUBLE GARAGE features EPOXY Flooring & Plenty of room for extra STORAGE Space! PRIME LOCATION, just steps to Great Schools, numerous Amenities including Shopping, Restaurants, Fitness, Child Care & MORE! Windsong is a Vibrant & FAMILY ORIENTED Community, surrounded by Tranquil GREENSPACES, PATHWAYS & PONDS, offering YEAR ROUND activities including SPLASH PARK, SKATE PARK, BALL DIAMONDS, Skating Rinks & multiple Playgrounds! Simply MOVE IN & start making new memories w/ your Family!**

Inclusions: n/a
Property Listed By: CIR Realty

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







