



THE
A-TEAM

**RE/MAX
FIRST**

70 WINDCREEK Terrace, Airdrie T4B 0Y4

MLS®#: **A2169394**

Area: **Windsong**

Listing Date: **10/01/24**

List Price: **\$824,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$10k, 24-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2010**

Finished Floor Area

Abv Sqft: **2,250**

Low Sqft:

Ttl Sqft: **2,250**

Lot Information

Lot Sz Ar: **4,848 sqft**

Lot Shape:

DOM

27

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Front Yard,Lawn,No Neighbours Behind,Landscaped,Native Plants,Pie Shaped Lot,Private,See Remarks,Views,Wetlands Double Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Other,Playground,Private**

Entrance,Private Yard,Storage

Construction:

Stone,Veneer,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Oven,Refrigerator,Washer,Window Coverings

Int Feat:

Bar,Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`6" x 8`0"
Living Room	Main	20`0" x 13`6"
Laundry	Basement	6`0" x 5`0"
Bedroom - Primary	Second	17`6" x 14`0"
Bedroom	Second	11`6" x 10`8"
2pc Bathroom	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`6" x 9`6"
Bonus Room	Main	14`0" x 13`0"
Game Room	Basement	21`0" x 11`6"
Bedroom	Second	11`8" x 10`6"
Bedroom	Basement	11`0" x 8`6"
3pc Bathroom	Basement	

4pc Bathroom

Second

5pc Ensuite bath
Legal/Tax/Financial

Second

Title:
Fee Simple
Legal Desc:

1013218

Zoning:
R1-U

Remarks

Pub Rmks:

VIEWS, VIEWS & MORE VIEWS. EXECUTIVE WALKOUT HOME HAS IT ALL! Proud owners present this LUXURIOUS FULLY FINISHED WALKOUT nestled in on a quiet cul-de-sac and SOUTH BACKING onto natural green space with walking paths making this the best location in Windsong! Enjoy a glass of Vino and chat with your friends on the brick-lay patio with sweeping South views behind a NATURAL PARK, POND & ARCHED BRIDGE. Greeted with a HUGE 12' High FOYER, SURROUNDED BY BRIGHT WINDOWS & A built-in WINDOW SEAT! Over 3,200 Sq Ft of living space boasting 9' CEILINGS on the main floor including 8' interior doors, Victorian Maple Hardwood & CERAMIC FLOORING stretching to every corner. You'll love the AMAZING GOURMET KITCHEN (capturing the views) featuring CAPPUCCINO MAPLE CABINETS, Stainless FLAT TOP SLIDE IN RANGE, OVER THE RANGE MICROWAVE, GRANITE SURFACES & a BUTLERS PANTRY all open to the HUGE GREAT RM. 1/2 a flight up is a SOARING VAULTED BONUS ROOM with a floor-to-ceiling STONE FIREPLACE, a front 19'x10' BALCONY with awesome views. The Stairs are MAPLE STAINED HARDWOOD & flanked by WROUGHT IRON RAILING really giving this home an ELEGANT FEEL. The Primary Bedroom is HUGE with 2-6'x5' closets! RETREAT to the SPA LIKE en suite showcasing an OVERSIZED 10mm GLASS ENCASED SHOWER overlooking a TILE DECKED SOAKER TUB & a dual vanity. 2 more good-sized bedrooms and one lucky kid gets a bedroom with a VAULTED ceiling! The fully developed basement is host to GORGEOUS HERRINGBONE floor, WET BAR, Built-in storage, 4th bedroom, HOME GYM/Rec Space & yet another tastefully finished full bathroom. Central Air Conditioning, Built-in storage under the deck, gas line, electrical for future hot tub, Hunter Douglas Blinds, central vacuum system.... the list goes on and on with this beauty! Located right at the end of the CUL-DE-SAC, with a PIE SHAPED SOUTH YARD & no neighbours directly behind! Windsong is an EXCITING Community that features MANY ACRES OF PARKS & PATHWAYS. Chinook Winds Regional Park is only a 1-minute walk featuring an OUTDOOR RINK, SKATEBOARDING, BALL DIAMONDS & A SUMMER SPLASH PARK! Close to all amenities, schools and easy access out to the main roads for the commuters. Book your private viewing today to truly appreciate what this home has to offer!

Inclusions:
Property Listed By:

**Wine Rack in basement,
Legacy Real Estate Services**

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













