



THE
A-TEAM

**RE/MAX
FIRST**

901 WINDSONG Drive, Airdrie T4B 0P3

MLS®#: **A2170710**

Area: **Windsong**

Listing Date: **10/03/24**

List Price: **\$699,900**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 29-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Lot Information

Lot Sz Ar: **5,081 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,974**

Low Sqft:

Ttl Sqft: **1,974**

DOM

49

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Corner Lot

Double Garage Attached,Driveway

Utilities and Features

Roof: **Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Oven,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Bathroom Rough-in,Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|---------------|----------------------|---------------------|---------------|----------------------|
| Bedroom - Primary | Second | 14`7" x 12`4" | Bedroom | Second | 13`0" x 12`7" |
| Bedroom | Second | 10`6" x 10`4" | Bonus Room | Second | 19`0" x 11`1" |
| 4pc Ensuite bath | Second | 12`4" x 9`0" | 4pc Bathroom | Second | 9`9" x 4`11" |
| Kitchen | Main | 18`7" x 8`8" | Living Room | Main | 15`3" x 13`2" |
| 2pc Bathroom | Main | 5`0" x 5`4" | | | |

Legal/Tax/Financial

| | | |
|------------------------------------|--|---------|
| Title: Fee Simple | Zoning: R1 | |
| Legal Desc: | 2311380 | Remarks |
| Pub Rmks: | LOCATION LOCATION LOCATION. BRAND NEW HOME HAS IT ALL! The charming 3 Bedrooms + 2.5 Bathroom house on the corner of 8th Street and Windsong Community has more than \$50K upgrades. Step into unparalleled elegance with this extraordinary home for sale in the sought-after Windsong Community of Airdrie, where luxurious upgrades and meticulous design create a open plan living experience unlike any other. As you enter through the spacious Wide front entrance, you're greeted by a grand foyer with soaring ceilings that guide you effortlessly to the main floor. Here, a large living room seamlessly flows into the AMAZING GOURMET KITCHEN adorned with Granite countertops, a gas range, and upgraded stainless steel appliances, high quality cabinets a BUTLERS PANTRY complemented by a generous dining area that looks out onto the serene south-facing backyard. Stand-out design elements include high ceilings, Fireplace and spacious living room with natural sunlight will add luxury to the living. On the main floor you will find a half bathroom, and an ATTACHED DOUBLE GARAGE leading to a storage space. The top level of this exceptional home is dedicated to comfort and style, featuring a sprawling master suite with a walk-in closet and a truly impressive en-suite bathroom, complete with a luxurious bath tub and a tiled shower. This level also includes two additional spacious bedrooms with a well-appointed common bathroom. For your FAMILY ENTERTAINMENT an OWNER's PROUD Bonus room with already installed 5.1 Surround Sound wiring System with the projector set up is ready for making your weekends very special. A full size basement is a rough canvas and waiting for your personal touch, the modern basement provides endless possibilities with its expansive layout, and ample storage space. Furthermore, Airdrie's one of the best school WINDSONG HIGHT SCHOOL and the market plaza are just 1-2 minutes away for making your life a lot more easy. Being built in 2024, this house is still under NEW HOME WARRANTY. This residence is more than just a house; it's a dream home waiting to be yours. Don't miss your chance to experience it firsthand—call your favorite REALTOR to arrange a showing and explore the property through our immersive 3D tour. | |
| Inclusions: Property Listed By: | N/A RE/MAX Real Estate (Central) | |

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











