



THE
A-TEAM

**RE/MAX
FIRST**

14 WINDSTONE Green, Airdrie T4B 0N8

MLS®#: **A2171194**

Area: **Windsong**

Listing **10/24/24**

List Price: **\$389,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$10k, 04-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2010**
Lot Information
Lot Sz Ar: **991 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,175**
Low Sqft:
Ttl Sqft: **1,175**

DOM

28
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape, Rectangular Lot**
Park Feat: **Driveway, Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`11" x 4`11"
2pc Bathroom	Second	2`9" x 6`11"
Kitchen	Second	8`11" x 8`8"
4pc Bathroom	Third	8`2" x 4`11"
Bedroom	Third	8`11" x 10`9"

Room	Level	Dimensions
Laundry	Main	6`0" x 8`9"
Dining Room	Second	10`8" x 6`4"
Living Room	Second	11`9" x 13`8"
Bedroom - Primary	Third	10`7" x 14`9"
Balcony	Second	9`3" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-BTB

0913779

Remarks

Pub Rmks: **OPEN HOUSE SAT NOV 16TH 11:30AM-1:30PM AND SUNDAY NOV 17TH 1:00PM-3:00PM Discover your ideal home in this charming townhouse, conveniently located in a vibrant family-friendly neighborhood with NO CONDO FEES! Step inside to a welcoming foyer complete with a closet, garage access, and a practical laundry utility room. The home has been professionally cleaned, and painted , ensuring a fresh and seamless move in. As you make your way upstairs, you'll find a convenient 2-piece bathroom that leads to a bright open-concept living room and kitchen. The stylish kitchen boasts stunning granite countertops, perfect for meal prep and entertaining. Just off the kitchen, a door opens to your private patio, ideal for relaxing or hosting gatherings. On the second floor, enjoy two spacious bedrooms that offer comfort and versatility, along with a well-appointed 3-piece bathroom. The garage, equipped with a newer garage door (2024), accommodates one vehicle and provides ample storage space, while a large driveway allows room for a second vehicle. This property is perfectly situated close to parks, playgrounds, grocery stores, shops, and more, making it a fantastic choice for families. Don't miss out on this wonderful opportunity—schedule your viewing today!**

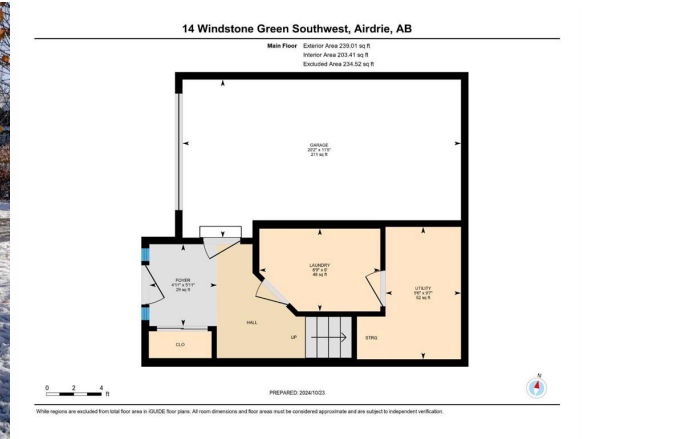
Inclusions:
Property Listed By: **N/A**
RE/MAX Realty Professionals

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









14 Windstone Green Southwest, Airdrie, AB

2nd Floor Exterior Area 468.03 sq ft
Interior Area 420.31 sq ft



PREPARED: 20241023



While regions are excluded from total floor area in OSJDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.

14 Windstone Green Southwest, Airdrie, AB

2nd Floor Exterior Area 469.89 sq ft
Interior Area 421.85 sq ft



PREPARED: 20241023



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