



THE
A-TEAM

**RE/MAX
FIRST**

366 WINDROW Crescent, Airdrie T4B4K3

MLS®#: **A2171585** Area: **Southwinds** Listing **10/08/24** List Price: **\$675,000**
 Status: **Active** County: **Airdrie** Change: **-\$15k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2017** Abv Sqft: **1,622**
Lot Information Low Sqft:
 Lot Sz Ar: **3,575 sqft** Ttl Sqft: **1,622**
 Lot Shape:

DOM

43
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot,Dog Run Fenced In**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Dog Run,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum,Chandelier,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Kitchen	Main	11`10" x 10`6"
Dining Room	Main	11`9" x 7`1"	Living Room	Main	17`9" x 13`1"
3pc Ensuite bath	Second		4pc Bathroom	Second	
Bedroom	Second	10`7" x 9`5"	Bedroom	Second	11`7" x 9`5"
Bedroom - Primary	Second	17`6" x 14`0"	3pc Bathroom	Basement	
Game Room	Basement	12`0" x 10`4"	Bedroom	Basement	10`11" x 10`11"
Laundry	Second	6`11" x 5`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

1711505

Remarks

Pub Rmks:

Gorgeous 2-Storey home move in ready! This Open-concept design is enhanced with stunning white kitchen cabinetry and granite countertops, stainless steel appliances, natural gas fireplace feature and plenty of space to entertain. With over 2200sq/ft of developed space including 3.5 bathrooms, a fully finished basement, 4 bedrooms, and a neutral palette throughout, this home truly shines. The attached, heated, double-car garage is conveniently located on a corner lot, and outside you'll find a large backyard with a dog run, perfect for pet owners. The home is in an unbeatable location, just steps away from the brand-new Southwinds Pickleball courts, playground, pump track, and lake! Top-rated schools, including Windsong Elementary and W.H. Croxford High School, are also nearby, making it ideal for families. To complete the package, this air-conditioned home comes with everything you need for comfort and style.

Inclusions:
Property Listed By:

NA
CIR Realty

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











