

### 801 WINDROW Green, Airdrie T4B 5H5

A2172890 Southwinds 10/18/24 List Price: \$679,900 MLS®#: Area: Listing

Status: **Pending Airdrie** Change: -\$20k, 29-Oct Association: Fort McMurray County:

Date:



**General Information** 

Prop Type: Residential Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Airdrie

2021 Abv Saft: Low Sqft:

4,012 sqft Ttl Sqft:

2,356

2,356

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

34

Ttl Park: 4 2 Garage Sz:

3 (3)

2.5 (2 1)

3 Level Split

Access:

Lot Feat: Park Feat: Back Yard, Lawn, Interior Lot, Street Lighting, Rectangular Lot Double Garage Attached, Driveway, Garage Faces Front, On Street

Finished Floor Area

#### Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

Ext Feat: **Lighting, Private Yard, Rain Gutters** 

Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Int Feat: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Utilities:** 

### **Room Information**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Basement	2`11" x 7`4"	Dining Room	Main	14`9" x 8`0"
Foyer	Main	8`3" x 9`10"	Kitchen	Main	14`9" x 14`11"
Living Room	Main	15`0" x 19`8"	Family Room	Second	19`7" x 18`0"
4pc Bathroom	Upper	7`0" x 7`10"	5pc Ensuite bath	Upper	13`9" x 10`2"
Bedroom	Upper	10`8" x 11`4"	Bedroom	Upper	11`3" x 10`11"
Laundry	Upper	5`5" x 7`11"	Bedroom - Primary	Upper	16`9" x 12`0"
Walk-In Closet	Upper	6`8" x 7`11"			

## Legal/Tax/Financial

Title: Zoning: Fee Simple R1-U

Legal Desc: **2111198** 

Remarks

Pub Rmks:

Incredible Location | 3-Bedrooms | 2.5 Bathrooms | Expansive Living Space | Open Floor Plan | Stainless Steel Appliances | Oversized Kitchen Island | Pantry | Gas & Electric Fireplace | Ample Natural Light | Fully Fenced Backyard | Deck | Front Attached Double Garage. Welcome to your beautiful home nestled in the family friendly community of Southwinds. This home boasts 2356 SqFt throughout the main and upper levels with an additional 901 SqFt in the unfinished basement. The front door opens to a foyer with closet storage and stairs to both the main and lower level. Head up the stairs to the main level with high ceilings, an open floor plan, large windows and ample natural light. The kitchen, dining and living rooms make up the perfect space to entertain friends. The kitchen is outfitted with stainless steel appliances, a beautiful herringbone backsplash, plenty of cabinet storage and a walk-in pantry for dry goods. The massive center island has space for barstool seating for small meals. The dining room is paired with sliding glass doors that lead to the deck; a great spot for outdoor dining. The living room is accented with an electric fireplace with a floor to ceiling stone wall behind. This main level is complete with a 2pc bath. Up the stairs is a 2nd living room with carpet flooring and a gas fireplace adding both comfort and style. The upper most level has 3 bedrooms, 2 full bathrooms and a laundry room. The primary bedroom is a personal oasis with a walk-in closet and 5pc ensuite bath. The ensuite has a deep soaking tub, walk-in shower and double vanity. Bedrooms 2 & 3 are both generous in size and share the main 4pc bath. The upper level laundry is a home owner's delight as its located near all the bedrooms. Downstairs, the unfinished basement is ready to grow with your family! Outside is a great, fully fenced backyard with plenty of space for kids to play! The front attached garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too. The location tru

Inclusions: N/A

Property Listed By: RE/MAX Crown

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