



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3121 WINDSONG Boulevard, Airdrie T4B 3T3**

MLS®#: **A2177751**

Area: **Windsong**

Listing Date: **11/07/24**

List Price: **\$494,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2012**

Finished Floor Area  
Abv Sqft: **1,364**

Lot Information

Lot Sz Ar: **2,120 sqft**  
Lot Shape:

Low Sqft:  
Ttl Sqft: **1,364**

DOM

**15**  
Layout  
Beds: **2 (2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Lawn,Landscaped**  
Park Feat: **Double Garage Attached,Garage Door Opener,Insulated**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Lighting,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Electric Water Heater,Garage Control(s),Microwave Hood Fan,Oven,Refrigerator,Washer**  
Int Feat: **Central Vacuum,Granite Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 8`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`7" x 12`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 2`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`10" x 10`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 16`10"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>6`9" x 8`8"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`2" x 6`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 19`3"</b>

4pc Ensuite bath  
4pc Bathroom

Second  
Basement

7`7" x 5`3"  
11`0" x 11`6"

Balcony  
Living Room  
Legal/Tax/Financial

Second  
Basement

20`7" x 8`11"  
10`4" x 18`3"

Title:  
**Fee Simple**  
Legal Desc:

**1213237**

Zoning:  
**R2-T**

Remarks

Pub Rmks:

**Welcome to this stunning corner-lot home, offering a larger yard space perfect for outdoor gardening and relaxation. The bright and inviting kitchen features ceiling-high cabinets, granite countertops, and newer appliances, creating the ideal space for cooking and entertaining. Upstairs, you'll find two generously sized bedrooms. The master suite features a large layout with an attached 3-piece ensuite, while the second bedroom is equally spacious, complete with its own ensuite and walk-in closet. This room could easily double as a den or home office, offering flexibility for any lifestyle. Enjoy year-round comfort with air conditioning throughout, and the convenience of a double attached garage. The fully finished basement adds even more living space, featuring a family room that could also serve as a third bedroom or office, along with a large 4-piece bathroom. One of the standout features of this property is the large covered deck, complete with wind glass all around making it perfect for outdoor entertaining, rain or shine. This home also comes with built-in Gemstone Christmas lights, ensuring a festive curb appeal during the holiday season. Don't miss out on this incredible opportunity! Plus, there are no condo fees, giving you more freedom and fewer expenses. Schedule your viewing today!**

Inclusions:  
Property Listed By:

**2 TV wall mounts, one in the primary bedroom, and one in the basement. Also the Garden shed.**  
**RE/MAX Complete Realty**

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





