



THE
A-TEAM

**RE/MAX
FIRST**

1017 SOUTHWINDS Greens, Airdrie T4B 5S2

MLS®#: **A2178124** Area: **Southwinds** Listing **11/09/24** List Price: **\$524,900**
 Status: **Active** County: **Airdrie** Change: **-\$5k, 18-Dec** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,679 sqft**
 Lot Shape:

Access:

Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,521**
 Low Sqft:
 Ttl Sqft: **1,521**

DOM

54
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, ENERGY STAR Qualified Appliances, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	14`0" x 14`11"
Bedroom	Second	9`7" x 9`4"
4pc Ensuite bath	Second	5`9" x 9`4"
Kitchen	Main	10`6" x 12`10"
Living Room	Main	9`5" x 11`10"

Room	Level	Dimensions
Bedroom	Second	13`0" x 9`4"
Bonus Room	Second	17`10" x 13`3"
4pc Bathroom	Second	8`1" x 5`4"
Dining Room	Main	9`5" x 12`10"
2pc Bathroom	Main	2`11" x 6`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410685

Zoning:
DC

Remarks

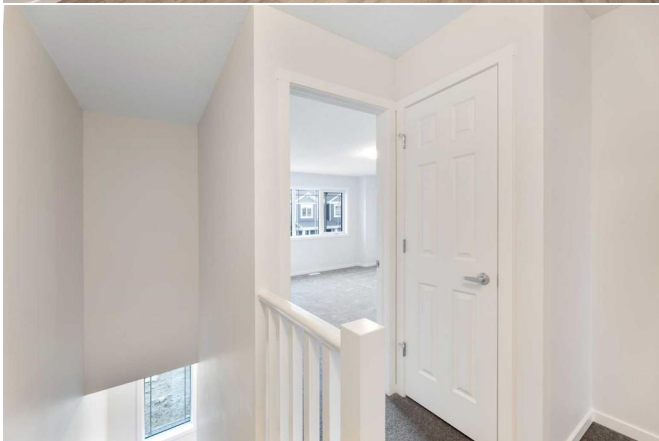
Pub Rmks: **CORNET LOT | DOUBLE GARAGE | CLOSE TO PARK** Welcome to Southwinds, a beautiful neighbourhood in Airdrie. This new townhouse features 3 bedrooms and 2.5 bathrooms. Best of all, there are no condo fees! As you approach the home, you'll find a charming front porch, perfect for enjoying your morning coffee. The open-concept design seamlessly connects the kitchen and dining area, creating a welcoming atmosphere. The kitchen is equipped with upgraded stainless steel appliances and elegant quartz countertops, which are ideal for cooking and entertaining. The living room, located on the side of the home, provides a cozy space for relaxation and leisure. Upstairs, you'll discover a bonus room at the center and the primary bedroom, which includes a walk-in closet and a 4-piece ensuite bath. Two additional bedrooms and another 4-piece bathroom complete the upper level. For your convenience, the laundry area features an upgraded Samsung washer and dryer. This townhouse offers an exceptional package. Book your private showing today!

Inclusions:
Property Listed By: **N/A**
Royal LePage Benchmark

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











1017-Southwinds Grn SW Southwinds Grn SW, Airdrie, AB
 Upper Level: Exterior Area 50.38 sq ft
 Interior Area 83.52 sq ft



PREPARED: 2024/1/09

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



1017-Southwinds Grn SW Southwinds Grn SW, Airdrie, AB

Main Level: Exterior Area 50.38 sq ft
 Interior Area 45.56 sq ft
 Excluded Area 28.02 sq ft



PREPARED: 2024/1/09

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

