

## 1017 SOUTHWINDS Greens, Airdrie T4B 5S2

A2178124 Southwinds List Price: **\$529,900** MLS®#: Area: Listing 11/09/24

Status: Active **Airdrie** Change: None Association: Fort McMurray County:

Date:

**General Information** 

Prop Type: Sub Type: Row/Townhouse

City/Town: Airdrie Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area

Abv Saft: Low Sqft: 1,521

Ttl Sqft: 1,679 sqft 1.521

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

11

Ttl Park: 2 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: **Back Lane** 

Park Feat: **Double Garage Attached** 

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air **Vinyl Siding, Wood Frame** Flooring:

Sewer:

Ext Feat: **Private Entrance** 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

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

Legal/Tax/Financial

Title: Zoning: Fee Simple DC

Legal Desc: **2410685** 

Remarks

Pub Rmks:

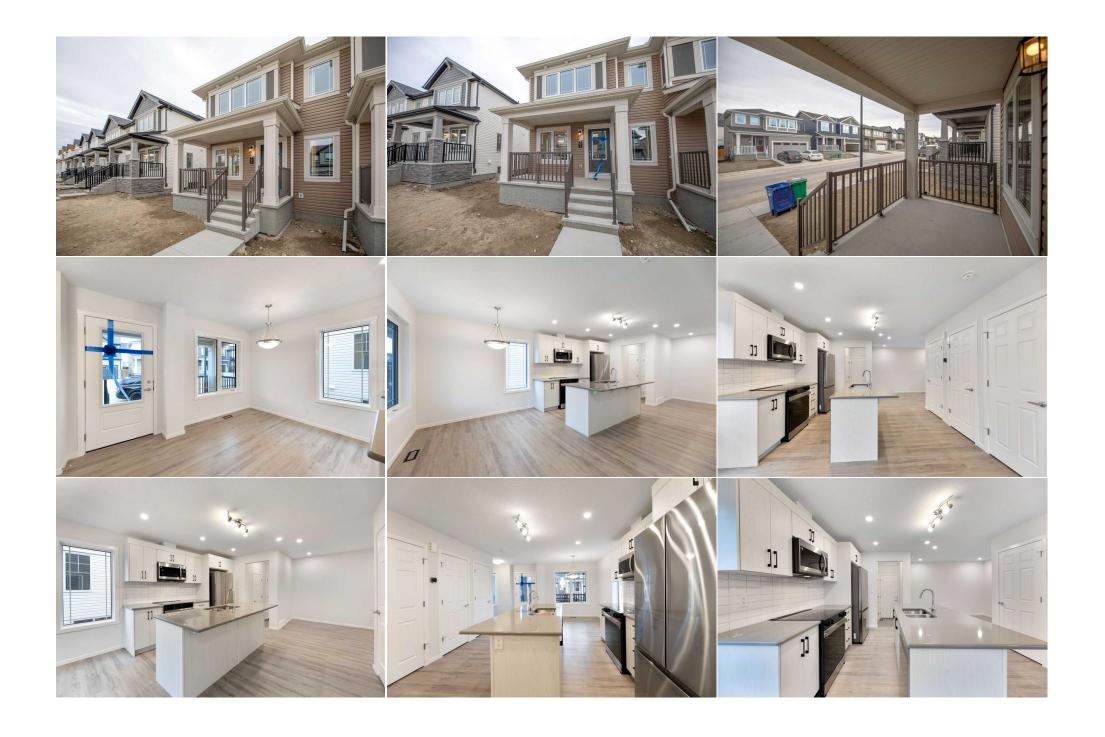
CORNET LOT | DOUBLE GARAGE | CLOSE TO PARK Welcome to Southwinds, a beautiful neighbourhood in Airdrie. This new townhouse features 3 bedrooms and 2.5 bathrooms. Best of all, there are no condo fees! As you approach the home, you'll find a charming front porch, perfect for enjoying your morning coffee. 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, along with 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: N

Property Listed By: Royal LePage Benchmark

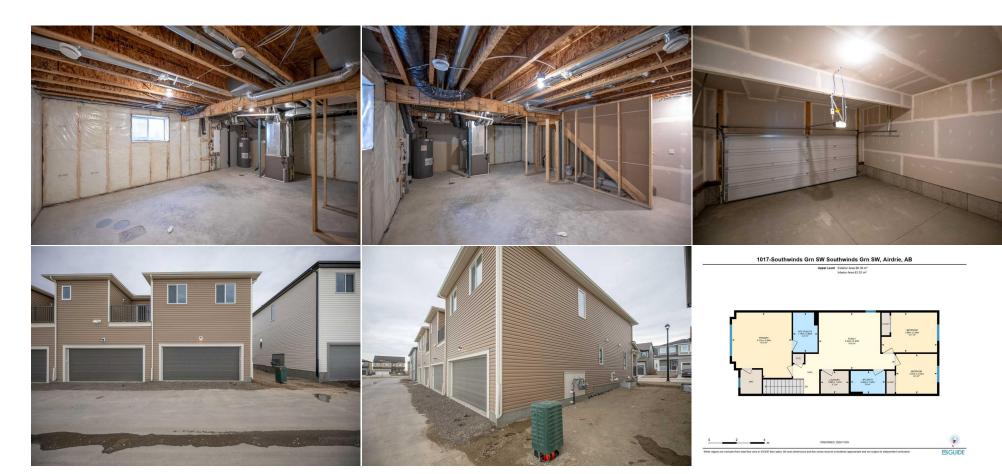
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











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

Main Level Exterior Area 50.94 m<sup>3</sup> Inferior Area 45.58 m<sup>2</sup>

