



THE
A-TEAM

**RE/MAX
FIRST**

209 WINDFORD Park, Airdrie T4B 4E8

MLS® #: **A2178201**

Area: **Southwinds**

Listing Date: **11/08/24**

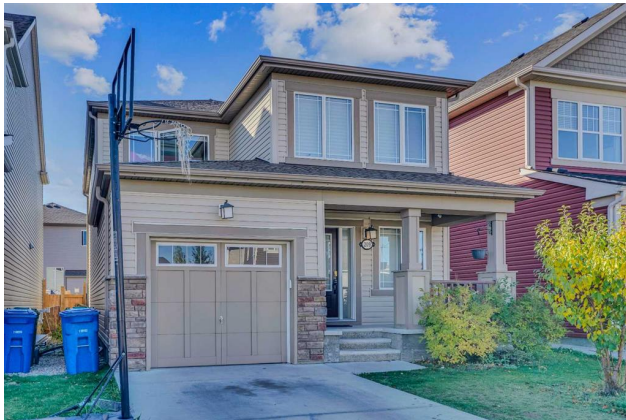
List Price: **\$629,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **1,776**

Low Sqft:

Ttl Sqft: **1,776**

Lot Information

Lot Sz Ar: **2,729 sqft**

Lot Shape:

DOM

13

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Back Yard,Few Trees,Front Yard

Driveway,Front Drive,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Mixed,Shingle Siding,Wood Frame

Flooring:

Carpet,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	13`0" x 14`8"	Bedroom	Second	11`1" x 10`11"
Bedroom	Second	12`8" x 10`1"	Den	Basement	10`1" x 15`9"
4pc Ensuite bath	Second	10`7" x 9`1"	4pc Bathroom	Second	6`9" x 9`6"
4pc Bathroom	Basement	11`10" x 5`1"	2pc Bathroom	Main	6`4" x 4`11"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R1-U**1610945**

Remarks

Pub Rmks:

Welcome to this stunning family home located on a peaceful street in the sought-after Windsong community. Spanning 2,638 square feet, this fully finished residence offers 3 bedrooms and 3.5 bathrooms, and is perfectly positioned near schools (with a new K-8 school under construction), parks, greenspaces, and Chinook Winds Park, providing both convenience and a vibrant lifestyle. The main floor greets you with an abundance of natural light and features a cozy gas fireplace in the great room, ideal for gatherings. The dining area is perfect for family meals or game nights, while the chef-inspired kitchen impresses with a wrap-around island for additional seating, stainless steel appliances, generous counter space, and a convenient walk-in pantry. This level also includes access to the single attached garage and a 2-piece powder room, blending functionality with comfort. Upstairs, the spacious primary bedroom serves as a serene retreat, complete with a walk-in closet and a full 4-piece ensuite bath. Two additional bedrooms share another full bathroom, and a convenient laundry room adds to the home's practicality. The fully finished basement, completed with permits, provides extra living space and could be ideal for a mother-in-law suite or teen retreat, featuring a large family room with a wet bar/second kitchen area, a sizable den (which could be converted into a 4th bedroom), ample storage, and another full 4-piece bathroom. The fenced backyard offers plenty of space for children to play and for outdoor entertaining. Don't miss the chance to own this remarkable property in Windsong. Schedule a viewing today and imagine the lifestyle this home can offer! Don't miss the 3D tour

Inclusions:

Property Listed By:

N/A**TREC The Real Estate Company****TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

