



THE
A-TEAM

**RE/MAX
FIRST**

196 WINDFORD Park, Airdrie T4B 4E9

MLS® #: **A2178871**

Area: **Southwinds**

Listing Date: **11/14/24**

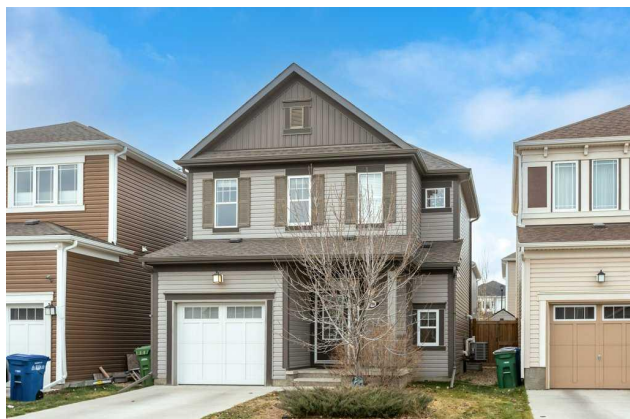
List Price: **\$549,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,941 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Lawn,Level,Rectangular Lot**
Park Feat: **Single Garage Attached**

DOM

6

Layout

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

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Garden**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`4" x 6`8"
Living Room	Main	12`5" x 14`4"
3pc Ensuite bath	Upper	8`10" x 5`9"
Bedroom	Upper	10`6" x 8`11"
Bedroom - Primary	Upper	15`1" x 13`0"

Room	Level	Dimensions
Kitchen	Main	11`4" x 9`3"
2pc Bathroom	Lower	5`1" x 5`3"
4pc Bathroom	Upper	8`0" x 4`11"
Bedroom	Upper	10`6" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1610945

Zoning:
R1-U

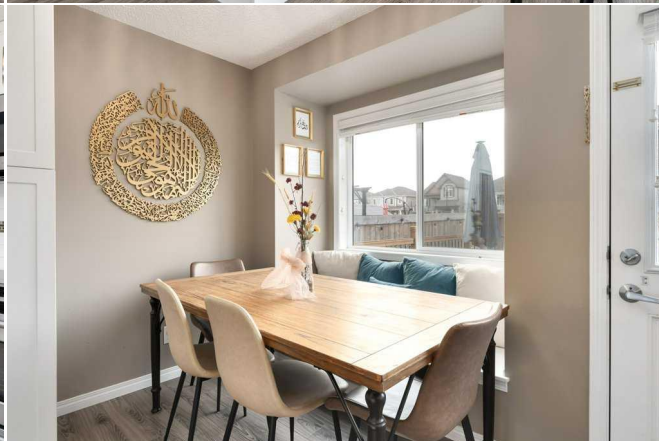
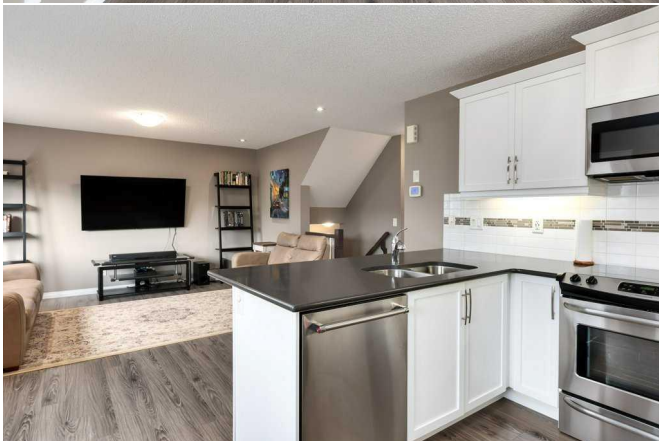
Remarks

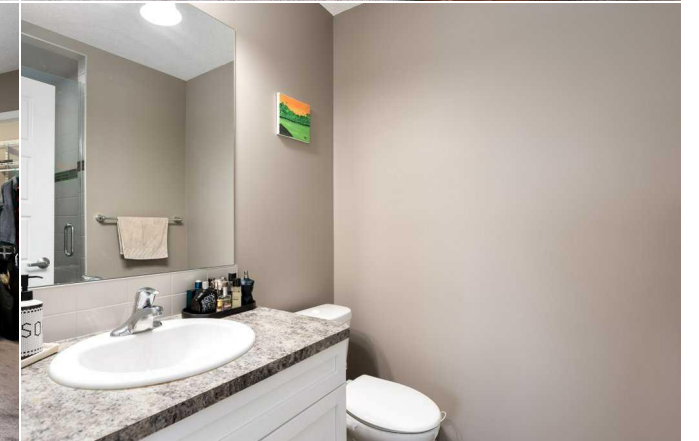
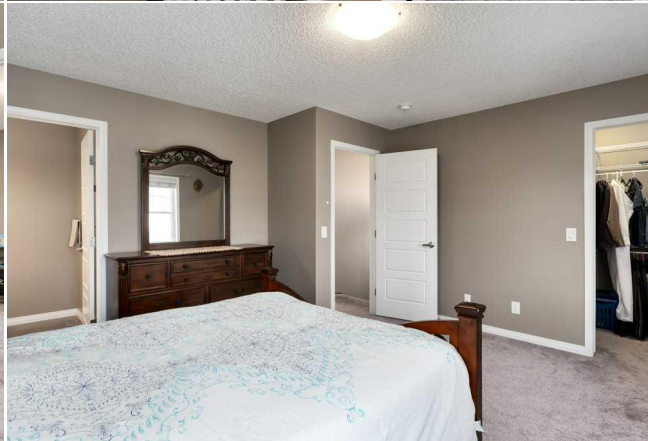
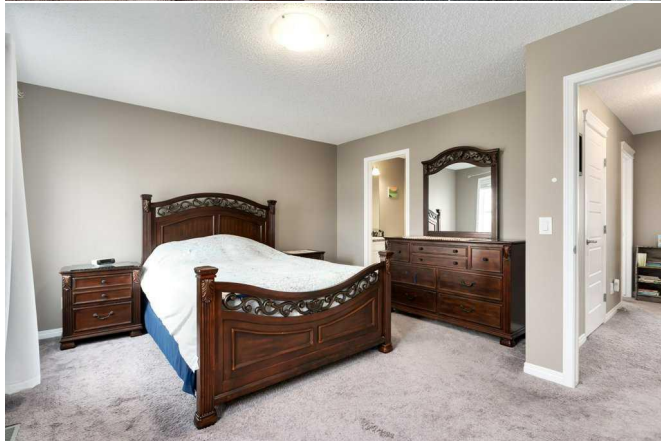
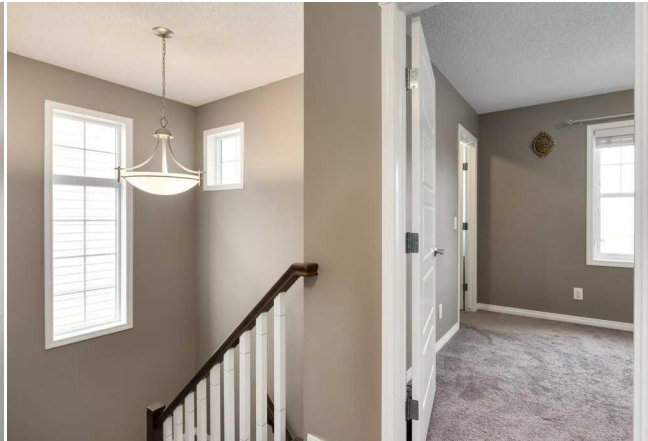
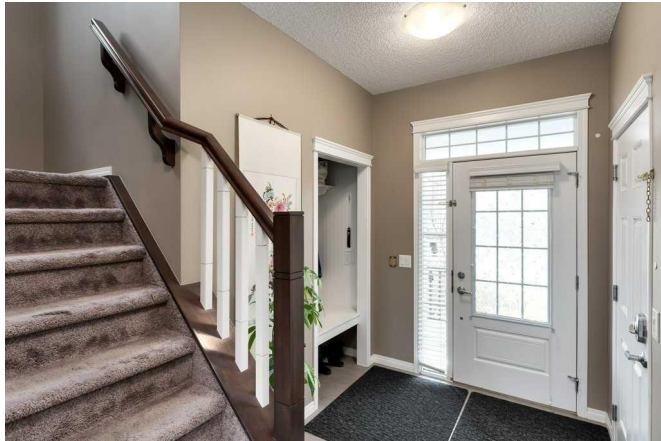
Pub Rmks: **Fantastic family home, just a short walk from Windford Park Playground and nearby walking paths. This well-kept property features an open-concept main floor with a spacious foyer and bright living room. The kitchen and dining area accented by large west-facing windows filling the space with abundant natural light. Showcasing beautiful white cabinetry, stainless steel appliances and added cabinet pantry space. Conveniently located on a half-landing between the basement and main floor is a tucked-away 2-piece bathroom. On the upper floor, the primary bedroom features a walk-in closet and a 3-piece ensuite with a fully tiled shower. Completing the upper floor are two additional bedrooms and a shared 4-piece bathroom. The basement is a blank canvas with completed electrical work and a bathroom rough-in ready to suit your needs. This home also includes air conditioning, ensuring comfort during the summer months while allowing you to enjoy the natural light throughout the day. The spacious west facing backyard offers a large deck, garden area and a shed ideal for storing outdoor essentials. Set on a family-friendly street with great neighbours, nearby parks, shopping, schools and more, this location has everything close at hand. With easy access to Deerfoot via the new 40 Ave Airdrie exit, commuting is smooth and convenient no matter where you need to go. Make this charming home your own! Check out the 3D Virtual Tour and book your showing today.**

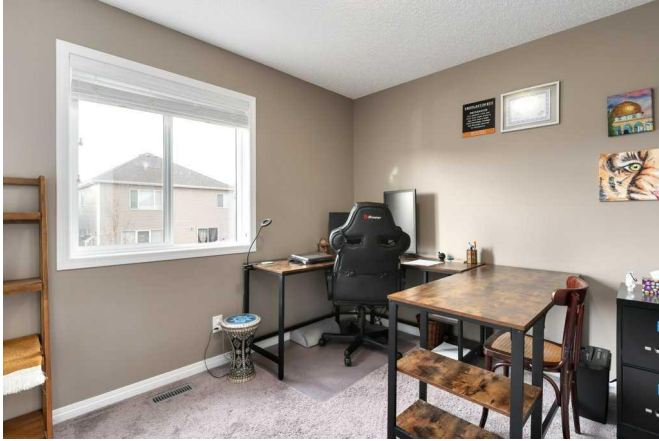
Inclusions:
Property Listed By: **Shed, Playset
CIR Realty**

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











196 Windford Pk, Airdrie, AB

Main Floor Exterior Area 559.44 sq ft
Excluded Area 239.77 sq ft



PREPARED: 2024/11/12

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

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2nd Floor Exterior Area 709.37 sq ft



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Basement (Below Grade) Exterior Area 449.36 sq ft
Excluded Area 0.00 sq ft

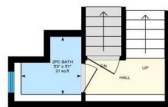


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Lower Floor (Below Grade) Exterior Area 74.35 sq ft



PREPARED: 2024/11/12

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