



THE
A-TEAM

**RE/MAX
FIRST**

1587 WINDSTONE Road, Airdrie T4B 3X6

MLS®#: **A2178913**

Area: **Windsong**

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

List Price: **\$499,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2013**
Lot Information
Lot Sz Ar: **1,288 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,231**
Low Sqft:
Ttl Sqft: **1,231**

DOM

6
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Level**
Park Feat: **Double Garage Attached,Insulated,Other**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Other**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Bathroom Rough-in,Breakfast Bar,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`6" x 12`2"	Dining Room	Main	9`6" x 6`9"
Kitchen	Main	10`1" x 9`4"	2pc Bathroom	Main	4`5" x 5`4"
Bedroom - Primary	Second	11`11" x 11`5"	Bedroom	Second	12`4" x 11`5"
Bedroom	Second	8`10" x 10`7"	3pc Ensuite bath	Second	8`8" x 4`8"
4pc Bathroom	Second	7`8" x 6`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2-T

1312325

Remarks

Pub Rmks:

Home Sweet Home...with NO CONDO FEES!!! Welcome to 1587 Windstone Rd SW Airdrie. This well loved home offers 3 bedrooms, 2.5 bathrooms, a full basement, a double attached garage and a large rear balcony. Ideal for the growing family, first time home buyer, or single professional. The warm front curb appeal will draw you right to the front door. Sunny front yard for your littles or treasured pet. Bright living room with large front window. Open concept layout. The kitchen boasts bright white cabinets and stainless steel appliances including an over the range microwave. Pantry adjacent to the kitchen. Enjoy a quick snack at the breakfast bar or sit down for a family meal in your comfortable sized dining nook. Upgraded thermostat allows you to control both heating and A/C from the convenience of your phone. The half bath completes your tour of the main floor. The second floor is home to a generous sized master bedroom, walk in closet and 3 pc ensuite. 2 additional bedrooms and 4 piece main bath. Enjoy the view while you soak in the rays from your huge rear balcony. The undeveloped full basement is open to your imagination. Add a fourth bedroom, full bath and rec room or create your dream space. The insulated and drywalled double rear attached garage is sure to keep a smile on your face all winter long while the recently installed A/C unit keeps the temperature down during those hot summer months. Walking distance to Windsong Heights K-8 school. The community is home to multiple pathways and parks. Chinook Winds Park is a hop skip and a jump away and host to baseball diamonds, a skate park, splash park, ice rink, beach volleyball court and much more! Close to shopping and amenities. Excellent access to the highway from 40 ave or 8 St. Contact your favourite realtor today to call this home your own!

Inclusions:
Property Listed By:

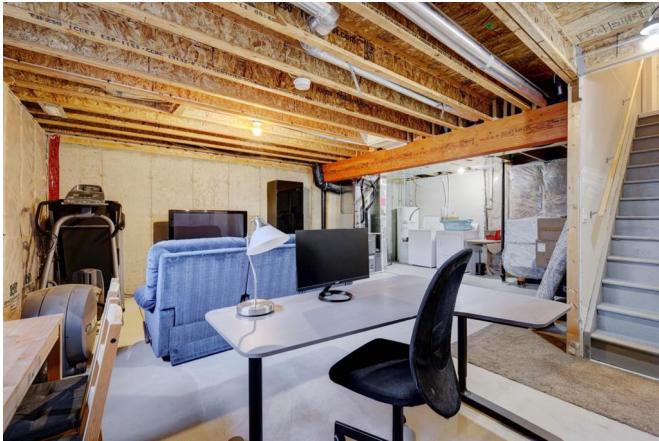
N/A
CIR Realty

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









1587 Windstone Rd SW, Airdrie, AB

Main Floor Exterior Area 550.37 sq ft
Interior Area 452.77 sq ft
Excluded Area 417.73 sq ft



0 4 8 ft PREPARED: 2024/11/12

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.



1587 Windstone Rd SW, Airdrie, AB

2nd Floor Exterior Area 620.87 sq ft
Interior Area 622.13 sq ft



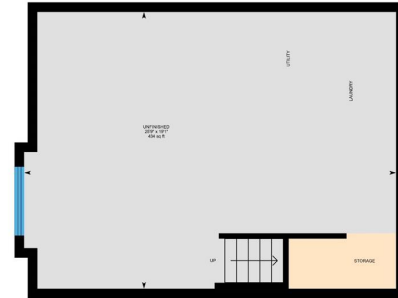
0 4 8 ft PREPARED: 2024/11/12

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1587 Windstone Rd SW, Airdrie, AB

Basement (Below Grade) Exterior Area 539.95 sq ft
Interior Area 179.05 sq ft



0 2 4 8 ft PREPARED: 2024/11/12

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