



THE
A-TEAM

**RE/MAX
FIRST**

1096 SOUTHWINDS Green, Airdrie T4B 5S3

MLS® #: **A2179002**

Area: **Southwinds**

Listing Date: **11/15/24**

List Price: **\$658,990**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2025**
Lot Information
Lot Sz Ar: **2,841 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,674**
Low Sqft:
Ttl Sqft: **1,674**

DOM

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

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Level,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	12`6" x 13`6"	Dining Room	Main	10`5" x 8`7"
Kitchen	Main	9`11" x 10`11"	Pantry	Main	
2pc Bathroom	Main		Bedroom	Upper	9`0" x 11`4"
Bedroom	Upper	8`11" x 9`0"	Bedroom - Primary	Upper	10`0" x 14`10"
Loft	Upper	13`8" x 9`11"	Laundry	Upper	

4pc Bathroom

Upper

5pc Ensuite bath
Legal/Tax/Financial

Upper

Title:
Fee Simple
Legal Desc:Zoning:
R-G**TBV**

Remarks

Pub Rmks: **The Yamnuska offers 1,674 sq. ft in the Southwinds Community in Airdrie, starting at \$658,990. The double attached Single Family has Design Studio finishes like quartz countertops and LVP flooring. Upstairs, your primary bedroom features a walk-in closet, beside bedrooms 2 and 3, and you can find the main bath and laundry room across the hall and a loft for ultra-convenient living. Enjoy access to amenities including an already developed commercial space and Cross Iron Mills Shopping center, splash park, planned schools and recreational facilities, sure to complement your lifestyle!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Crown

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

