



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 SOUTHWINDS Common, Airdrie T4B 5S3**

MLS®#: **A2179010**

Area: **Southwinds**

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

List Price: **\$833,990**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2025**

Finished Floor Area

Abv Sqft: **2,606**

Low Sqft:

Ttl Sqft: **2,606**

Lot Information

Lot Sz Ar: **3,752 sqft**

Lot Shape:

DOM

**36**

Layout

Beds: **4 (4 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Interior Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **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

Room	Level	Dimensions	Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>15`0" x 9`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 16`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 16`5"</b>	<b>Pantry</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Den</b>	<b>Main</b>	<b>9`6" x 10`6"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`5" x 14`6"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 12`9"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 13`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 13`4"</b>

Bonus Room

Upper

15`5" x 12`10"

Laundry  
Legal/Tax/Financial

Upper

0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

**TBV**

Zoning:  
**R-G**

Remarks

Pub Rmks: **The Smythe offers 2,606 sq. ft in the Southwinds community in Airdrie, starting at \$833,990. This double attached Single Family home has Design Studio finishes like quartz countertops and LVP flooring. Upstairs, your primary bedroom features 2 walk-in closets, down the hall from bedrooms 2 and 3 find the main bath, laundry room, and 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**

