



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

76
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
Great Room	Main	15`0" x 9`7"
Kitchen	Main	11`7" x 16`5"
Mud Room	Main	0`0" x 0`0"
Den	Main	9`6" x 10`6"
5pc Ensuite bath	Upper	0`0" x 0`0"
Walk-In Closet	Upper	0`0" x 0`0"
Bedroom	Upper	9`11" x 13`7"

Room	Level	Dimensions
Dining Room	Main	9`11" x 16`5"
Pantry	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	15`5" x 14`6"
Bedroom	Upper	9`11" x 12`9"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`6" x 13`4"

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

