



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** Finished Floor Area
 Year Built: **2025** Abv Sqft: **2,606**
Lot Information Low Sqft:
 Lot Sz Ar: **3,752 sqft** Ttl Sqft: **2,606**
 Lot Shape:

DOM

68
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** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Lighting,Rain Gutters** 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
Great Room	Main	15`0" x 9`7"	Dining Room	Main	9`11" x 16`5"
Kitchen	Main	11`7" x 16`5"	Pantry	Main	0`0" x 0`0"
Mud Room	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Den	Main	9`6" x 10`6"	Bedroom - Primary	Upper	15`5" x 14`6"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	9`11" x 12`9"
Walk-In Closet	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	9`11" x 13`7"	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

