



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1031 WINDHAVEN Close, Airdrie T4B 0V8**

MLS®#: **A2179830**

Area: **Windsong**

Listing Date: **11/18/24**

List Price: **\$619,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2010**

Lot Information

Lot Sz Ar: **2,708 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,813**  
Low Sqft:  
Ttl Sqft: **1,813**

DOM

**65**  
Layout  
Beds: **3 (3)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **4**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer**  
Int Feat: **Dry Bar**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	12`0" x 14`11"
Bedroom	Upper	10`0" x 12`3"
4pc Bathroom	Upper	6`4" x 7`9"
3pc Bathroom	Basement	7`8" x 5`8"
Foyer	Upper	10`5" x 6`1"
Living Room	Main	18`7" x 13`1"
Dining Room	Main	10`4" x 10`2"

Room	Level	Dimensions
Bedroom	Upper	10`0" x 13`2"
5pc Ensuite bath	Upper	8`6" x 9`7"
2pc Bathroom	Main	6`4" x 2`8"
Bonus Room	Upper	13`7" x 10`0"
Entrance	Main	10`9" x 4`9"
Kitchen	Main	10`11" x 8`9"
Game Room	Basement	21`8" x 12`8"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-U**

**1013007**

Remarks

Pub Rmks: **Welcome home to this stunning two storey property located in the beautiful city of Airdrie! This charming home features 3 bedrooms,3.5 bathrooms, a double garage, a spacious backyard , and many more! Upon entering you will be invited to a vibrant modern living area that opens to the kitchen with a granite countertop.The living area has three massive windows that provide an abundance of natural light . Socialize at the dining area with friends and families that overlooks the covered deck which is perfect for barbecue and gatherings. The second level boasts a spacious master bedroom with a walk-in closet, 5-piece ensuite , double vanity counter , a large soaker tub, and an amazing tiled shower . Together with the master bedroom are two comfortably sized bedrooms and a nice sized loft that can be your home office . This property has a finished basement for recreation with a full bath and dry bar ready for home entertainment. As we go outside you'll be stunned to see two fruit trees and one poplar tree that provides shade and breeze during the hot summer days . There is also a room for the family to navigate food plants as there are readily available garden beds for you. This property is close to K-8 school and shopping districts . It has a great access to 8th street and 40th Avenue connector, making commuting to Calgary and getting around Airdrie even easier. So what you are waiting for ? Make this property yours and call your favourite realtor for showing today !**

Inclusions:  
Property Listed By: **N/A**  
**CIR Realty**

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











