



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**511 WINDSTONE Common, Airdrie T4B 3R7**

MLS® #: **A2182411**

Area: **Windsong**

Listing Date: **12/06/24**

List Price: **\$525,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2011**

Finished Floor Area  
Abv Sqft: **1,124**  
Low Sqft:  
Ttl Sqft: **1,124**

Lot Information

Lot Sz Ar: **1,291 sqft**  
Lot Shape:

DOM

**15**  
Layout  
Beds: **2 (2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Eat in Kitchen</b>	<b>Main</b>	<b>14`1" x 11`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`10" x 9`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`4" x 12`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 9`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`8" x 12`10"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9`2" x 6`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`10" x 11`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2-T**

**1210464**

Remarks

Pub Rmks:

**Here is your chance to own this Gorgeous 2 Bedroom with 2 Ensuites Townhouse that has been Fully Renovated with NO CONDO FEES and has a Double Attached Garage in the Popular Community of Windsong in Airdrie. This Immaculate and Stunning Townhouse will impress you from the moment you enter. Some Features include: No Carpets throughout with upgraded Laminate Flooring, Remote LED Lighting and Ceiling Fans, Freshly Painted throughout, Kitchen Renovation, Quartz Countertops throughout, Full Basement Renovation, New Faucets and Toilets, and Air Conditioning. When you enter this home you are welcomed by the lovely Living Room that Features a Beautiful Brick Feature Wall with Electric Fireplace and Oversized Window for great Natural Light. The Kitchen Cabinetry has been professionally refinished in a lovely soft grey tone, Newer Appliances including a microwave with built in fan, Quartz Countertops, Backsplash Tiling, and a dining area. The Upper Level Features 2 Primary Bedrooms both with Ensuites and Walk-in Closets, and an Oversized 20' x 20' WEST FACING Upper Deck with floor decking for comfort making it an amazing space to entertain in. The Lower Level has been completely renovated with a Fabulous Recreation Room with a Custom Built Teak Wall with Electric Fireplace and lots of Potlights, a 3 pc bath with Shower Stall, and Large Laundry and Storage Room. The DOUBLE ATTACHED GARAGE is insulated and drywalled. Located close to Schools, Shopping, Dining, and Transportation. Quick access to 40 Ave for easy commuting to Calgary. This Incredible Townhouse is a spectacular find. Remember there are NO CONDO FEES here. Please ensure to watch the video tour on MLS or Realtor.ca**

Inclusions:  
Property Listed By:

**2 Electric Fireplaces, TV Wall mounts in Primary Bedroom and in the Recreation Room.  
RE/MAX Rocky View Real Estate**

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







