



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**800 WINDBURY Street, Airdrie T4B 5J5**

MLS®#: **A2183623**

Area: **Southwinds**

Listing Date: **12/15/24**

List Price: **\$494,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$5k, 31-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2024**

Finished Floor Area  
Abv Sqft: **1,396**  
Low Sqft:  
Ttl Sqft: **1,396**

Lot Information

Lot Sz Ar: **1,302 sqft**  
Lot Shape:

DOM

**48**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Vinyl Siding**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator**  
Int Feat: **Bathroom Rough-in,Breakfast Bar,Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 9`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`3" x 13`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 13`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 13`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**R2-T**

**2210781**

Remarks

Pub Rmks:

**Welcome to this exceptional home located in a highly sought-after community, offering the perfect blend of comfort, style, and convenience. Move-in ready, this property features 3 spacious bedrooms, 2 full bathrooms, and a powder room on the main floor, providing ample space for families or professionals alike. The thoughtfully designed layout includes a separate living room and separate dining area, creating distinct spaces for relaxation and entertaining. The modern kitchen is equipped with quartz countertops, plenty of cabinetry, and sleek finishes, making it a delightful space to prepare meals. A standout feature of this home is the private balcony on the 2nd floor, ideal for unwinding after a long day, enjoying a morning coffee, or hosting a summer barbeque. The unfinished basement offers unlimited potential to customize and transform the space into a home gym, recreation room, or additional living area tailored to your needs. This home is conveniently located close to a variety of amenities, including Shoppers Drug Mart, McDonald's, Shell Gas Station, BSW Liquor, and over 30 other retail shops. For larger outings, CrossIron Mills and Costco are just a short drive away, while Calgary's Northeast, the airport, and Downtown Calgary are also easily accessible, making this location perfect for both daily errands and weekend activities. Whether you're a growing family or an investor looking for a property in a vibrant and connected neighborhood, this home offers incredible value and potential. Schedule your private viewing today and take the first step toward making it your own!**

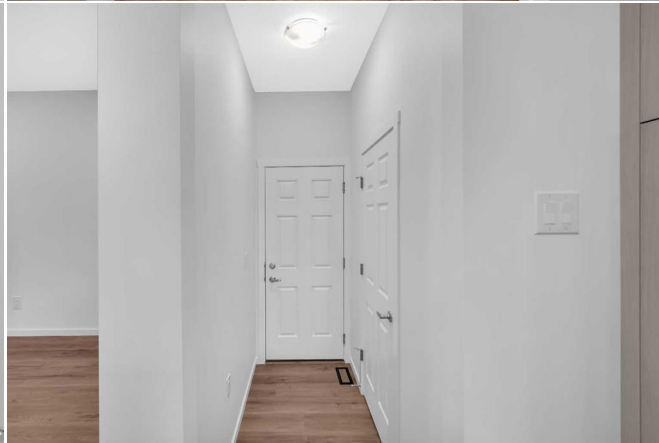
Inclusions:

Property Listed By:

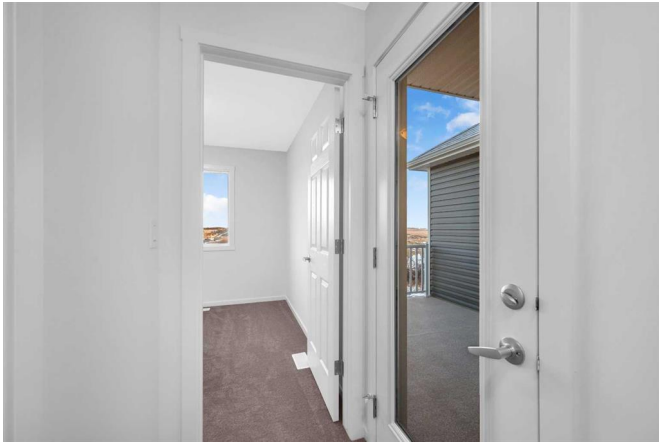
**Realty Executives Pioneers**

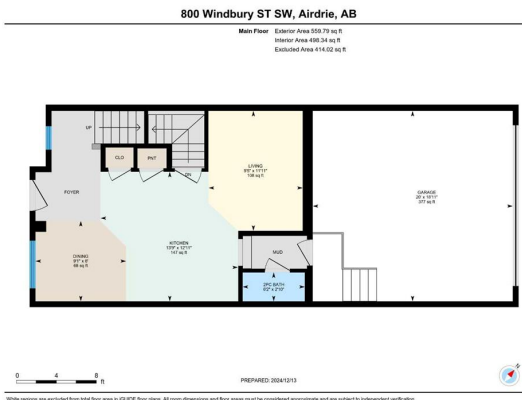
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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