



THE
A-TEAM

**RE/MAX
FIRST**

800 WINDBURY Street, Airdrie T4B 5J5

MLS®#: **A2183623**

Area: **Southwinds**

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

List Price: **\$514,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

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

Access:

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

Finished Floor Area

Abv Sqft: **1,396**

Low Sqft:

Ttl Sqft: **1,396**

DOM

6

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

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
Living Room	Main	11`11" x 9`5"
Bedroom - Primary	Second	15`3" x 13`5"
Bedroom	Second	9`5" x 9`6"
4pc Bathroom	Second	0`0" x 0`0"

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

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:

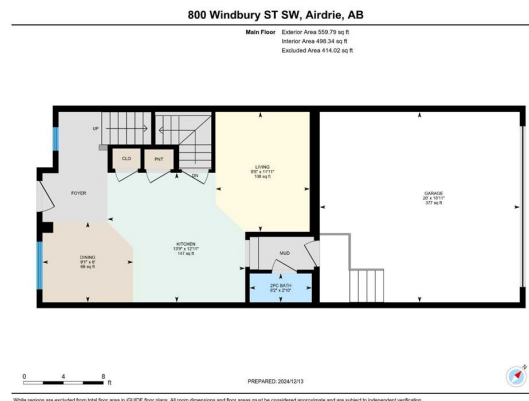
Realty Executives Pioneers

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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