



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2007 WINDBURY Crescent, Airdrie T4B 5L1**

MLS®#: **A2184333** Area: **South Windsong** Listing **12/23/24** List Price: **\$699,999**  
 Status: **Pending** County: **Airdrie** Change: **-\$65k, 12-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2024** Abv Sqft: **2,272**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **3,316 sqft** Ttl Sqft: **2,272**  
 Lot Shape:

DOM

**30**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**  
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer: **Balcony** Water Source:  
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Washer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Built-in Features,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,See Remarks,Vaulted Ceiling(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Pantry	Main	6`9" x 4`11"	Living Room	Main	16`0" x 19`8"
2pc Bathroom	Main	2`11" x 7`3"	Kitchen	Main	14`8" x 21`7"
Bonus Room	Second	19`6" x 16`0"	Bedroom	Third	11`3" x 10`10"
Laundry	Third	5`5" x 7`11"	Bedroom - Primary	Third	16`9" x 12`0"
Walk-In Closet	Third	6`6" x 7`9"	5pc Ensuite bath	Third	13`8" x 10`1"
4pc Bathroom	Third	7`0" x 7`10"	Bedroom	Third	10`8" x 11`4"
Entrance	Main	4`6" x 9`10"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-U**

**2211511**

Remarks

Pub Rmks: **Welcome to your dream home! This stunning 2024 Mattamy-built home offers a perfect combination of modern luxury and family-friendly design. This beautiful house features 3 generously sized bedrooms and 2.5 beautifully appointed bathrooms, including a huge master bedroom that feels like an escape. The en-suite is also a true retreat, featuring a gorgeous 5-piece ensuite bathroom with high-end finishes. The heart of the home is the gourmet kitchen, equipped with sleek stainless steel appliances, including a built-in range, oven, microwave, and stove. The expansive quartz island provides plenty of workspace, and the kitchen boasts an abundance of cabinetry and a large walk-in pantry, ideal for storage. This home offers a fantastic layout with two spacious living rooms, perfect for both entertaining and relaxing with family and friends. The unique openness of this home allows you to see and communicate with everyone regardless of if you're in one of the living rooms, the kitchen, or the dining area making it truly one of a kind. The second living room upstairs opens to a stunning balcony, offering a serene outdoor space to unwind. A convenient upstairs laundry room adds to the home's functionality. The basement features 9-foot ceilings and plumbing rough ins, providing additional potential for customization in the future. The oversized double front-attached garage provides ample space for parking and storage. Situated in the fantastic community of South Windsong, you'll enjoy the convenience of being less than 5 minutes from schools, shopping, and essential services. This growing community will also have future expansions meaning lots more value will come to the area. With its open layout, stylish finishes, and family-friendly design, this home is truly a must-see! Perfect for growing families looking for comfort, convenience, and a elegantly crafted space to call home. Call your favorite agent to see this gem before its gone!**

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

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





















