



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**551 WINDSTONE Common, Airdrie T4B 3T3**

MLS®#: **A2185641**

Area: **Windsong**

Listing Date: **01/07/25**

List Price: **\$490,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2012**

Finished Floor Area  
Abv Sqft: **1,297**  
Low Sqft:  
Ttl Sqft: **1,297**

DOM

**15**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

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

Parking

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

Access:

Lot Feat: **Front Yard,Lawn,Low Maintenance Landscape**  
Park Feat: **Alley Access,Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Oven,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),No Smoking Home,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>2`8" x 6`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 20`8"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`0" x 14`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`7" x 5`3"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>4`8" x 9`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>6`6" x 11`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 13`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>6`1" x 14`11"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>12`2" x 23`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`7" x 13`7"</b>
<b>Storage</b>	<b>Basement</b>	<b>18`6" x 26`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1213237**

Zoning:  
**R2-T**

Remarks

Pub Rmks:

**Live in one of Airdrie's best neighborhoods and enjoy convenient and peaceful townhouse living without the condo fees! This lovely two-storey townhouse features the desirable two-master-bedroom floorplan, where each of the two bedrooms has its own ensuite bathroom and a great walk-in closet, along with plenty of natural light. There is convenient upstairs laundry and a bonus area that could be an office, play area, or cozy family room. The main level offers a good-sized open space for living and dining, highlighted by a lovely olive feature wall and attractive hardwood floors. The undeveloped basement has lots of potential for additional living space and even includes a rough-in for another bathroom. The double attached garage provides space for both parking and storage. 551 Windstone Common is in the perfect location—a quick and easy walk to Windsong Heights K-9 school, steps away from a green space that becomes an ice rink in the winter, and close to pathways along the nature area for daily walks. Windsong is an active and friendly community full of young families and great neighbors. Vacant and ready for immediate possession—call your favorite realtor today!**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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









