



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2102 WINDBURY Crescent, Airdrie T4B 5L1**

MLS®#: **A2187755**      Area: **South Windsong**      Listing Date: **01/16/25**      List Price: **\$799,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **3,652 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,720**  
 Low Sqft:  
 Ttl Sqft: **2,720**

DOM

**16**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Combination,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Mixed**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Range,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer**  
 Int Feat: **Double Vanity,Kitchen Island,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`8" x 14`8"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>11`6" x 4`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 10`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 10`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`8" x 10`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>2`11" x 7`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`2" x 8`3"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>18`11" x 19`11"</b>

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**R1-U**

**2211511**

Remarks

Pub Rmks: **Welcome to this stunning Mattamy-built home with over 2,700 sq. ft. of living space! This home features 4 spacious bedrooms, 2.5 bathrooms, and a bonus room upstairs, perfect for families. The very upgraded kitchen includes stainless steel appliances, a large quartz island, and a spice kitchen with a gas rough-in—perfect for all your culinary needs. Enjoy the comfort of two gas fireplaces, 9-foot basement ceilings, a separate side entrance, and a fully fenced yard. Located just a 2-minute walk to a park, and close to schools, shopping, and future developments, this home offers the perfect blend of space and convenience for family living!**

Inclusions: **Only one Camera included that located on the garage**

Property Listed By: **CIR Realty**

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









