



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2187755**

Area: **South Windsong**

Listing Date: **01/16/25**

List Price: **\$790,000**

Status: **Active**

County: **Airdrie**

Change: **-\$9k, 24-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
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

**97**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **3 (or more) 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<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:

**2211511****R1-U**

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! Only one Camera included that located on the garage**

Inclusions:

Property Listed By:

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















