



THE
A-TEAM

**RE/MAX
FIRST**

335 WINDBURY Road, Airdrie T4B 5J5

MLS®#: **A2189075** Area: **Southwinds** Listing Date: **01/21/25** List Price: **\$529,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,163 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Corner Lot,Front Yard,See Remarks**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,524**
 Low Sqft:
 Ttl Sqft: **1,524**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Other,Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,See Remarks,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 9`5"	Kitchen	Main	11`0" x 8`5"
Dining Room	Main	8`11" x 8`8"	Bonus Room	Upper	14`4" x 13`4"
Furnace/Utility Room	Basement	11`5" x 8`0"	Foyer	Main	10`3" x 5`11"
Walk-In Closet	Upper	5`7" x 4`11"	Bedroom - Primary	Upper	15`4" x 13`11"
Bedroom	Upper	12`9" x 9`1"	Bedroom	Upper	9`6" x 9`3"
4pc Ensuite bath	Upper	9`2" x 5`8"	4pc Bathroom	Upper	8`0" x 5`3"
2pc Bathroom	Main	6`2" x 2`11"			

Title:
Fee Simple
Legal Desc:

Zoning:
R2-T

2210781

Remarks

Pub Rmks: **Now available and beautifully maintained, this home is a true gem in Southwinds, Airdrie! This 2022 Mattamy-built end unit townhouse offers stunning views of Balzac fields. It features 3 upstairs bedrooms, a bonus room, upper-level laundry, a 4-pc bath, and a primary suite with a 4-pc ensuite and walk-in closet. The main level includes a spacious kitchen with an island, and there's an unfinished basement and double attached garage. With an unshared side yard, this home is perfect for families looking for a nearly-new property in a great community. Book your viewing today!**

Inclusions:
Property Listed By: **Refrigerator in Basement, Window Coverings
CIR Realty**

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









