



THE
A-TEAM

**RE/MAX
FIRST**

276 WINDFORD Crescent, Airdrie T4B 4G3

MLS® #: **A2190484** Area: **Windsong** Listing Date: **01/30/25** List Price: **\$385,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2016** Abv Sqft: **1,166**
 Lot Information Low Sqft:
 Lot Sz Ar: **930 sqft** Ttl Sqft: **1,166**
 Lot Shape:

DOM

2
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Slab**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`0" x 8`7"	Laundry	Main	5`7" x 7`10"
Furnace/Utility Room	Main	5`0" x 5`4"	2pc Bathroom	Second	2`8" x 6`6"
Dining Room	Second	10`10" x 6`7"	Kitchen	Second	9`1" x 8`8"
Living Room	Second	11`10" x 13`6"	4pc Bathroom	Third	8`1" x 4`11"
Bedroom	Third	9`0" x 10`10"	Bedroom - Primary	Third	10`11" x 14`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611920

Zoning:
R-BTB

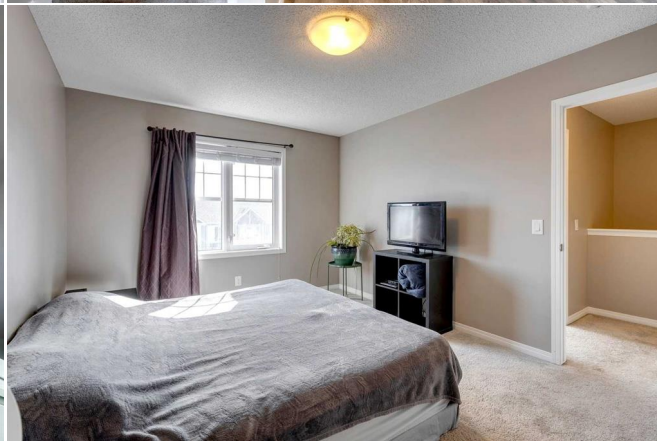
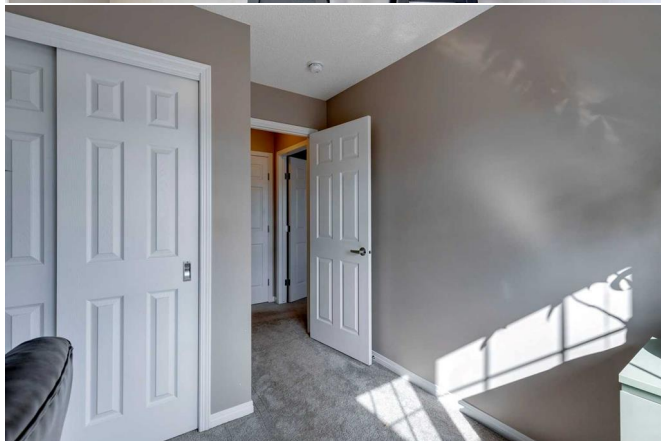
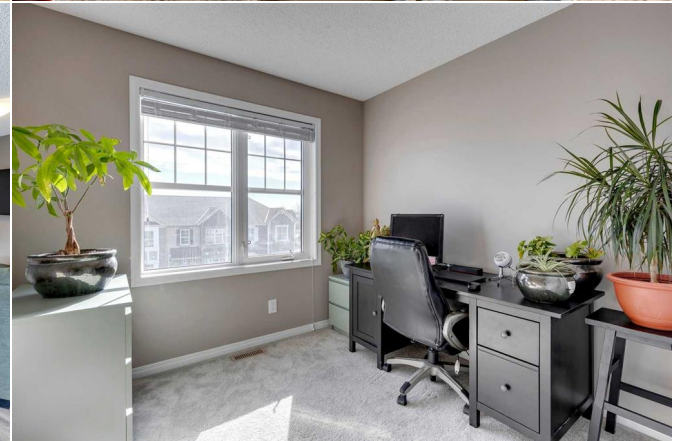
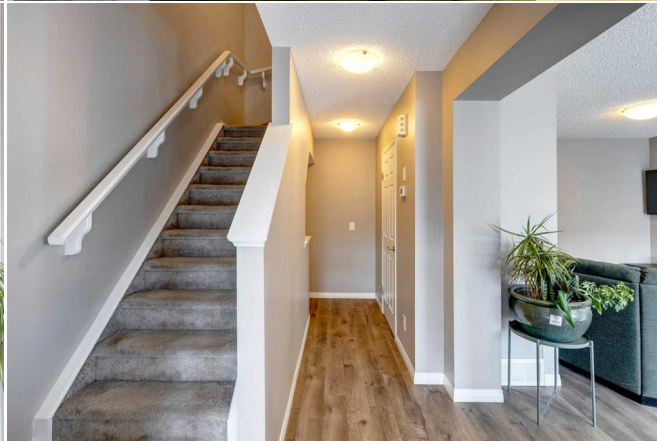
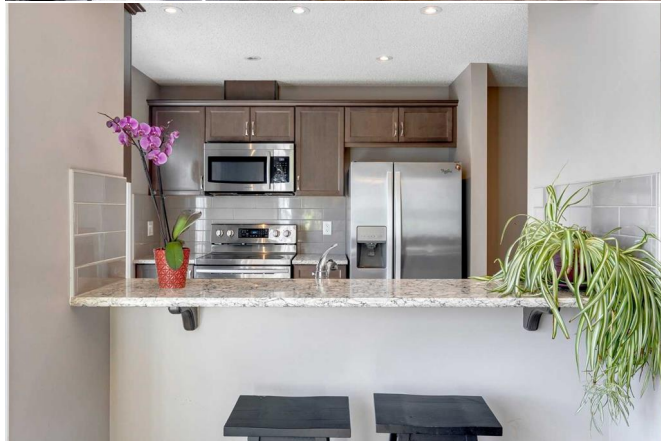
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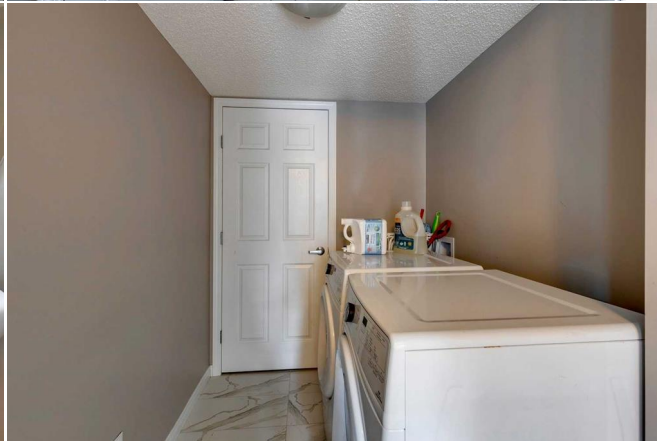
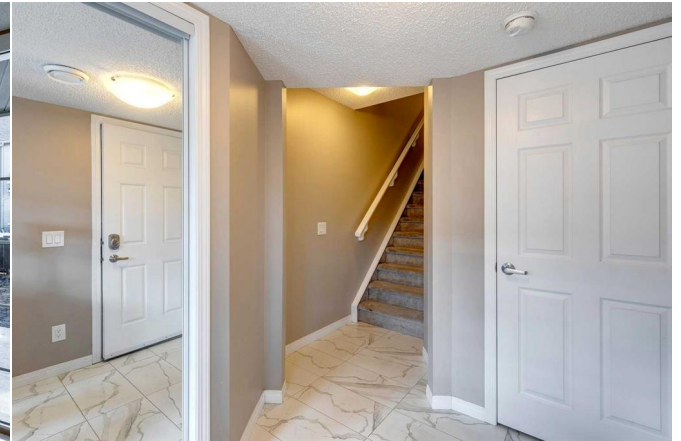
Pub Rmks: **Discover the charm of Windsong with this incredible townhome offering the rare benefit of NO CONDO FEES! Situated in one of Airdrie's most sought-after communities, this home offers both style and convenience. On the upper floor, you'll find two spacious bedrooms, including a primary suite with a generous walk-in closet. The bright and airy 4-piece bathroom features neutral tile that complements the modern aesthetic. The large windows in both bedrooms allow natural light to pour in, creating a welcoming, sun-filled space. The main floor boasts an open-concept living area, perfect for entertaining or relaxing. The kitchen is a standout with sleek stainless steel appliances and gorgeous upgraded granite countertops. Off the kitchen, enjoy easy access to a private south-facing patio — ideal for sipping your morning coffee in the sunshine. A convenient 2-piece powder room completes the main level. This home is just steps away from playgrounds, green spaces, and schools, offering everything you need in a fantastic location. Don't miss this rare opportunity to own in Windsong with NO CONDO FEES!**

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

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







276 Windford Cres SW, Airdrie, AB

1st Floor Exterior Area 228.05 sq ft
Interior Area 192.15 sq ft
Excluded Area 239.96 sq ft



PREPARED: 2025/01/29

White regions are excluded from total floor area in OJUDGE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



276 Windford Cres SW, Airdrie, AB

2nd Floor Exterior Area 477.97 sq ft
Interior Area 428.57 sq ft



PREPARED: 2025/01/29

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276 Windford Cres SW, Airdrie, AB

3rd Floor Exterior Area 468.55 sq ft
Interior Area 425.13 sq ft



PREPARED: 2025/01/29

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276 Windford Cres SW, Airdrie, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

1ST FLOOR

Poyer: 7' x 87" | 61 sq ft
Garage: 114' x 20' | 218 sq ft
Laundry: 57' x 71" | 41 sq ft
Utility: 5' x 94" | 47 sq ft

2ND FLOOR

2pc Bath: 28' x 69" | 17 sq ft
Dining: 10'10" x 67" | 71 sq ft
Kitchen: 9'1" x 88" | 77 sq ft
Living: 11'10" x 138" | 147 sq ft

3RD FLOOR

4pc Bath: 9'1" x 41" | 40 sq ft
Bedroom: 8' x 10'10" | 84 sq ft
Primary: 10'11" x 148" | 159 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

1ST FLOOR

Interior Area: 100.15 sq ft
Excluded Area: 239.96 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 228.06 sq ft

2ND FLOOR

Interior Area: 428.57 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 471.97 sq ft

3RD FLOOR

Interior Area: 425.13 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 468.55 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1043.85 sq ft
Excluded Area: 239.96 sq ft
Exterior Area: 1166.59 sq ft

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

