



THE A-TEAM

RE/MAX FIRST

**111 WINDFORD Rise, Airdrie T4B 3Z5**

MLS@#: **A2191312** Area: **South Windsong** Listing Date: **02/27/25** List Price: **\$550,000**  
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2014** Abv Sqft: **1,695**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **2,925 sqft** Ttl Sqft: **1,695**  
 Lot Shape:

DOM

**0**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard,Dog Run Fenced In**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Linoleum**  
 Sewer: Dog Run Water Source:  
 Ext Feat: **Dog Run** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)**  
 Int Feat: **Breakfast Bar,Kitchen Island,Laminate Counters,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R1-U**  
 Legal Desc: **1412977**

Remarks

Pub Rmks: **Welcome to this beautiful 2 storey home, situated on a quiet street in South Windsong. Walking up the enclosed front porch and through your front door, you will**

be greeted by the open floor plan, perfect for entertaining. Your large foyer is highlighted by the built-in bench and hooks, perfect for guests or children to get ready. Moving through to your kitchen, you will be wowed by the expansive island, stainless steel appliances, ample cabinetry, and built-in pantry. Glass patio doors lead out to your large yard where you can enjoy summer BBQs! Parallel to your kitchen, you will find ample space for your dining room table, perfect for hosting dinners or game nights with friends. Flowing off the spacious kitchen is your substantially sized living room, adorned with plush carpet and natural light from your south facing window. A 2pc bathroom, extra pantry space, and a generous sized coat closet off of your garage, finishes off this stunning main floor. Making your way up the carpeted stairs, you notice a large linen closet which holds enough space for all of your extras, and a gracious bonus room that can ideally function as a kids playroom or a second living space. The primary bedroom presents a plethora of natural light from the wall of windows and plenty of space for your king sized bed. The serene primary is equipped with a walk-in closet and a 4pc ensuite with a large tub, perfect for a night of relaxation. Towards the back of the house, you will find two additional generous sized brightly lit bedrooms, a full 4 pc bathroom and convenient laundry. An unfinished basement is ready for your imagination to run wild and features two large egress windows, perfect for a fourth bedroom and large recreation space. The community of South Windsong is surrounded by parks, schools, and close to shopping. This beautiful home sits in a beautiful family friendly community and is ready for you to move in and create memories!

Inclusions:

N/A

Property Listed By:

RE/MAX House of Real Estate

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







