



THE
A-TEAM

**RE/MAX
FIRST**

1059 SOUTHWINDS GREEN SW , Airdrie T4B 3T1

MLS®#: **A2194321** Area: **Southwinds** Listing Date: **02/13/25** List Price: **\$829,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2025** Abv Sqft: **2,868**
 Lot Information Low Sqft:
 Lot Sz Ar: **7,018 sqft** Ttl Sqft: **2,868**
 Lot Shape:

DOM

54
Layout
 Beds: **5 (5)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Asphalt, Concrete, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Garage Control(s), Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`6" x 7`2"	3pc Ensuite bath	Main	9`7" x 10`10"
Bedroom	Main	11`4" x 10`4"	Dining Room	Main	11`2" x 16`6"
Foyer	Main	6`5" x 7`10"	Kitchen	Main	13`11" x 16`1"
Living Room	Main	11`9" x 12`6"	4pc Bathroom	Upper	11`6" x 4`11"
5pc Ensuite bath	Upper	7`9" x 9`9"	Bedroom	Upper	10`5" x 15`11"
Bedroom	Upper	11`7" x 14`8"	Bedroom	Upper	10`9" x 15`1"
Family Room	Upper	14`9" x 21`7"	Laundry	Upper	7`9" x 6`1"

Bedroom - Primary

Upper

12`7" x 16`2"

Walk-In Closet
Legal/Tax/Financial

Upper

7`3" x 10`11"

Title:
Fee Simple
Legal Desc:

2410685

Zoning:
R1-U

Remarks

Pub Rmks: **Airdrie is one of Alberta's fastest-growing cities, offering a perfect blend of modern conveniences and a close-knit community feel. Among its many vibrant neighborhoods, Southwinds stands out as a desirable, family-friendly community with excellent amenities, green spaces, and accessibility. If you're looking for a brand-new home that checks all the right boxes, this stunning 5-bedroom, 3.5-bathroom property in Southwinds is an ideal choice. Sitting on a spacious pie lot of over 7,000 square feet, this home provides ample outdoor space for gardening, entertaining, or simply enjoying the extra room for your family. Designed with both functionality and style in mind, the house features an open-concept layout, a main-floor bedroom with a full bath, and luxury vinyl plank flooring throughout—no carpet at all! Whether you're a growing family, an investor, or someone looking for a fresh start in a modern community, this property offers everything you need. One of the standout features of this home is its functional and spacious layout, making it suitable for large families or multi-generational living. The main level welcomes you with a bright and airy open concept design. The spacious living room is perfect for hosting guests, relaxing after a long day, or spending quality time with loved ones. Large windows bring in an abundance of natural light, creating a warm and inviting atmosphere. Adjacent to the living room is the modern kitchen, which boasts ample cabinetry, sleek countertops, and high-end stainless steel appliances. Whether you're a seasoned cook or someone who enjoys preparing quick meals, this kitchen offers the space and convenience you need. A large island provides additional workspace and doubles as a breakfast bar, making it an excellent spot for casual meals or morning coffee. The dining area, seamlessly connected to the kitchen, offers plenty of space for a large dining table, making family dinners and gatherings even more enjoyable. Sliding glass doors lead to the expansive backyard, which is one of the home's most impressive features. Main Floor Bedroom & Full Bath - Ideal for Guests or Multi-Generational Living One of the biggest advantages of this home is the main-floor bedroom with a full bathroom. This is a rare and highly desirable feature, especially for families with elderly parents, frequent guests, or anyone who prefers to have a bedroom on the ground level. The convenience of having a full bath nearby ensures privacy and ease of access without the need to climb stairs. Moving to the second level, you'll find a spacious family room, providing an additional living space that can be used as a media room, playroom, or home office. This area is perfect for families who need extra room to relax without using the main living area downstairs. The primary bedroom is a true retreat, offering ample space, a large walk-in closet, and a luxurious ensuite bathroom. Featuring dual sinks, a spacious shower, and elegant finishes.**

Inclusions:
Property Listed By:

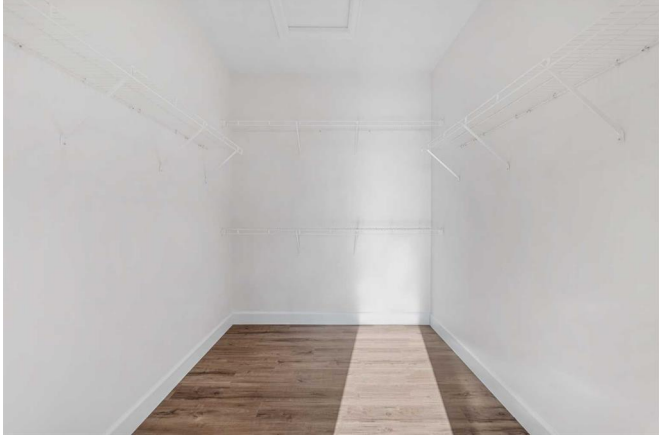
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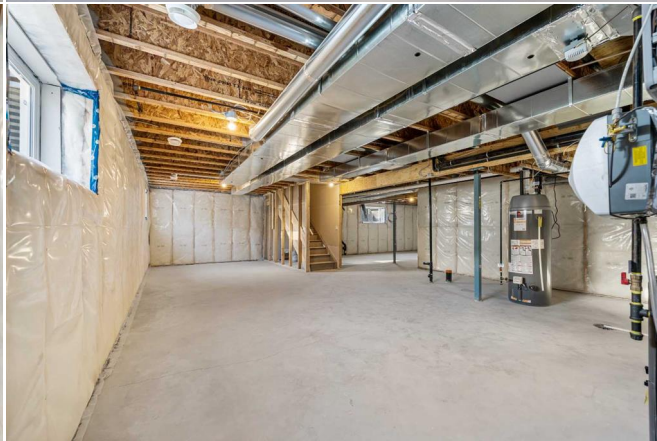
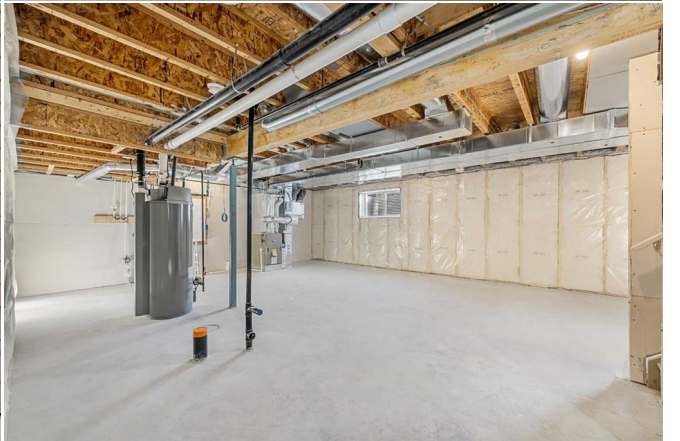
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

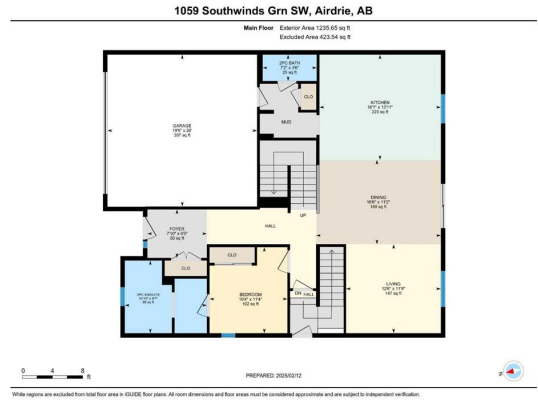












1059 Southwinds Grn SW, Airdrie, AB

2nd Floor Exterior Area 1622.44 sq ft



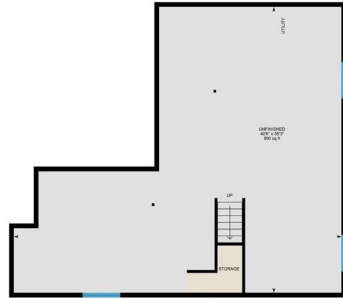
0 4 8 ft

PREPARED: 2025/02/12

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

1059 Southwinds Grn SW, Airdrie, AB

Basement (Below Grade) Exterior Area 1132.38 sq ft



0 4 8 ft

PREPARED: 2025/02/12

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