



THE
A-TEAM

**RE/MAX
FIRST**

665 WINDRIDGE Road, Airdrie T4B 0P5

MLS®#: **A2197337** Area: **Windsong** Listing Date: **02/27/25** List Price: **\$599,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **2,779 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Single Garage Attached**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 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: **1110315**

Remarks

Pub Rmks: **Welcome to this beautiful 3 bedroom + 2.5 bathroom home, perfectly situated on a quiet crescent in the highly sought-after Southwest Airdrie community of Windsong. Offering a modern open-concept design, a fully fenced backyard with a pergola, and a host of valuable upgrades, this property is a must-see! Inside, you'll find a bright and spacious main floor with 9ft ceilings and large windows, creating an inviting atmosphere filled with natural light. The stylish maple kitchen boasts black stainless steel Whirlpool appliances, extended countertops, and a large pantry - perfect for meal prep and entertaining. The dining area flows seamlessly onto the back deck with a pergola, providing a private outdoor retreat. The flex room on the main floor is ideal for a home office, reading nook, or playroom, offering a quiet space with a view of the covered front porch. Upstairs, the primary suite is a true sanctuary featuring a walk-in closet and a private ensuite with stylish vinyl plank flooring. Two additional bedrooms provide plenty of space for family or guests, while the large laundry room with newer LG washer & dryer adds everyday convenience. The unfinished basement is a blank canvas with oversized windows and roughed-in plumbing, offering incredible potential for additional living space. Upgrades include: new central A/C, a water softener, a water filtration system, and a new hot water tank, ensuring comfort and efficiency year-round. Located just minutes from schools, parks, shopping, and dining, this home is also a short commute to CrossIron Mills and Calgary. Windsong Heights School is just a short walk away, making this an ideal home for families looking for convenience and a great community atmosphere. Enjoy easy access to Chinook Winds Regional Park, featuring sports fields, walking trails, playgrounds, and a water park. This move-in-ready home won't last long - schedule your private showing today!**

Inclusions: **Refrigerator in the Basement, All Curtain Rods and Drapes, Pergola**
Property Listed By: **Royal LePage Solutions**

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















