

431 WINDROW Common, Airdrie T4B 4K3

MLS®#: **A2199375** Area: **Southwinds** Listing **03/05/25** List Price: **\$719,998**

Status: Active County: Airdrie Change: -\$30k, 03-Apr Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Airdrie

Year Built: 2018 Abv Sqft:
Lot Information Low Sqft:

Lot Sz Ar: **3,480 sqft** Ttl Sqft: **2,330**

Finished Floor Area

2,330

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey

4

2

38

Lot Shape:

Access:

Lot Feat: Back Yard,Front Yard,Landscaped

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Vinyl Siding, Wood Frame

Sewer: Flooring:

Ext Feat: Private Entrance, Private Yard Carpet, Ceramic Tile, Laminate

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Utilities:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`8" x 5`3"	Den	Main	9`6" x 9`3"
Dining Room	Main	14`1" x 8`8"	Foyer	Main	5`11" x 5`1"
Kitchen	Main	14`1" x 9`9"	Living Room	Main	15`11" x 13`11"
Mud Room	Main	15`6" x 4`9"	4pc Bathroom	Second	12`11" x 5`2"
4pc Ensuite bath	Second	13`9" x 9`1"	Bedroom - Primary	Second	17`3" x 17`0"
Bedroom	Second	13`2" x 10`2"	Bedroom	Second	12`11" x 9`11"
Family Room	Second	24`1" x 12`9"	Laundry	Second	6`4" x 5`9"

Walk-In Closet Second 7`8" x 6`0" 3pc Bathroom **Basement** 6`10" x 12`0" **Basement** 15`5" x 11`2" Kitchen 15`11" x 14`5" Bedroom **Basement Game Room Basement** 13'3" x 22'4" Furnace/Utility Room **Basement** 12`4" x 5`11" Legal/Tax/Financial

Title: Zoning: Fee Simple R1-U

Legal Desc: **1711505**

Remarks

Pub Rmks:

Price Improvement, under replacement cost. Don't miss out on this deal of the year! Beautiful and spacious Family Home in Southwinds, Airdrie - Over 3,300 Sqft of developed space including the basement developed with permits! Welcome to your dream home in the vibrant community of Southwinds, Airdrie! This impressive residence offers over 3,300 sq. ft. of thoughtfully designed living space, blending modern upgrades with cozy charm. Step inside to the open foyer. As you move into the open-concept living area, you'll be captivated by the soaring 9-ft ceilings and sleek 8-ft doors that create an airy, grand atmosphere. The gas fireplace in the living room sets the stage for warm, relaxing evenings. The chef's kitchen features a ceiling-height cabinetry with elegant crown bulkheads, gleaming quartz countertops, and a large center island—ideal for family gatherings or culinary creations. Upgraded appliances ensure a seamless cooking experience. A modern sliding door leads to the beautifully landscaped backyard, where a composite deck invites you to enjoy outdoor dining and entertainment. Finishing the main floor is a spacious mudroom, perfect for organizing shoes and coats, with a stylish bench adding both function and flair. Upstairs, a spacious bonus room provides the perfect retreat for family movie nights or a home office. This level also boasts three generously sized bedrooms, a convenient laundry room, and a sunlit primary suite with a huge window, flooding the space with natural light. The luxurious 4-piece ensuite features a large walk-in shower, creating a spa-like escape. Adding incredible value, the illegal basement suite offers a private side entry, a cozy bedroom, a fully equipped kitchen, and a stylish bathroom—an excellent option for guests or rental potential. The backyard is fence, landscaped and boasts a large composite deck. Located in a family-friendly neighborhood, this home is just minutes from top-rated schools, shopping centers, scenic ponds, and walking/biking trails. Don't miss this rare opp

Inclusions: N/A

Property Listed By: Regent Pointe Realty

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









