



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 WINDWOOD Grove, Airdrie T4B 3T2**

MLS®#: **A2207757**

Area: **Windsong**

Listing Date: **04/01/25**

List Price: **\$759,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 13-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **4,908 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,278**

Low Sqft:

Ttl Sqft: **2,278**

DOM

**17**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Irregular Lot,Landscaped,Private**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Other,Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Central Vacuum,Granite Counters,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Living Room</b>	<b>Second</b>	<b>19`7" x 13`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 8`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>20`0" x 12`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`6" x 12`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 10`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 10`7"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`5" x 11`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>		<b>4pc Bathroom</b>	<b>Basement</b>	
<b>5pc Ensuite bath</b>	<b>Second</b>				

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1213237**

Zoning:  
**R1-U**

Remarks

Pub Rmks: **Welcome to this stunning detached home boasting 2278.38 sqft of luxurious living space. As you step inside, you'll be greeted by an open-concept design, enhanced by brand-new paint and flooring throughout. The beautiful kitchen features granite countertops and brand-new stainless steel appliances, perfect for culinary enthusiasts. The main floor also includes a luxurious dining area and a convenient 2-piece washroom. The staircase leads to a large family bonus room with a cozy fireplace, ideal for relaxing evenings. Upstairs, the master suite is a true retreat, complete with a 5-piece ensuite bathroom, a second fireplace, his-and-her sinks, and a walk-in closet. Two additional spacious bedrooms share a well-appointed 4-piece bathroom. The fully finished basement offers even more living space with a large recreation area, a full bedroom with a walk-in closet, and another 4-piece ensuite bathroom. This home also features a double front garage, combining style and functionality. Don't miss the opportunity to make this exceptional property your own!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

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















