

34 Windford Crescent SW Airdrie, AB T4A 0P4

**Residential
Incomplete
Banner:**

A2000120

YOU GOTTA SEE THIS! 3-Bedroom 3.5-Bathroom Townhome with No Condo Fees.

DOM: 0 **LP:** \$397,000.00
CDOM: **OP:**



Class: Row/Townhouse	City: Airdrie
County: Airdrie	Subdivision: South Windsong
Type: Five Plus	Ttl Beds: 3
Levels: Two	F/H Bth: 3/1
Year Built: 2015	RMS SQFT: 1,138.16
LINC#: 0036789741	LP/SF: \$348.81
Arch Style: 2 Storey	Suite: No
Possession: Immediate, Negotiable	Lot Size: 699 SqFt
Lot Dim:	Lot Depth: M'
Front Length: 6.09M 20`0"	Lot: 37 Condo: No
Legal Pln: 1512283	Blk: 6
Zoning: R2-T	Tax Amt/Yr: \$2,204.00/2021
Title to Lnd: Fee Simple	Loc Imp Amt:
Disclosures: No Disclosure	Front Exp: S
Restrict: None Known	

Public Remarks: Open House Friday August 26 from 4-6PM... NO CONDO FEES! If you've ever wanted to buy an amazing property that's fully developed, move-in ready – this is the opportunity you've been waiting for! Come and check out this 3-bedroom 3.5-bathroom home with double attached garage and a massive back deck – a home like this, at this price and with No Condo Fees, simply doesn't come up often in the area. Seize your opportunity to get in on the deal of a lifetime and come check it out today! Additional information: Super bright south facing with an open concept main floor with modern kitchen, lots of cabinetry, stainless steel appliances, under cabinet lighting... The basement is fully developed and could be designed to accommodate a 4th bedroom or simply add a murphy bed if needed. There is a playground just across the street and you're in walking distance to Coopers Plaza Promenade, Osborne Park, Windsong green space, schools, and a lot more.

Directions:

Rooms & Measurements

Baths:	2P 1 3P 1 4P 1 5P 0 6P 0	Bed Abv: 3	Main: 47.39	Mtr2 510.09	SqFt
EnSt Bth:	0 1 0 0 0	Rms Abv: 7	Upper: 58	Mtr2 628	SqFt
Garage Dim:	19`0" x 20`0"		Blw Grade: 40	Mtr2 431	SqFt
			Total AG: 105.74	Mtr2 1,138.16	SqFt

Property Information

Basement: Finished, Full	Lndry Feat: In Basement
Heating: Forced Air, Natural Gas	Cooling: None
Construction: Stucco, Vinyl Siding, Wood Frame	Fireplaces: 0
Foundation: Poured Concrete	Flooring: Carpet, Ceramic Tile, Laminate
Exterior Feat: None	Fencing: None
Roof Type: Asphalt Shingle	Balcony: Balcony(s)
Reports: RMS Supplements	
Parking: Double Garage Attached Total: 2	
Features: Double Vanity, Kitchen Island, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)	
Comm Feature: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby	
Lot Features: Back Lane, Level, Rectangular Lot	
Goods Include: N/A	
Appliances: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer	
Other Equip: None	
Goods Exclude: N/A	

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	11`2" x 9`5"	Dining	Main	9`8" x 6`4"
Living	Main	14`10" x 11`10"	Laundry	BSMT	7`4" x 2`5"
Frn/Util	BSMT	8`11" x 11`11"	Game	BSMT	10`0" x 18`0"
Primary Bed	Upper	12`0" x 11`6"	Bedrm	Upper	8`11" x 10`6"
Bedrm	Upper	8`0" x 11`5"	Balcony	Upper	19`10" x 13`7"
Other	BSMT	9`0" x 2`0"	Other	Upper	4`0" x 1`11"
3pc Ensuite bath	Upper	8`8" x 4`7"	2pc Bathroom	Main	5`5" x 4`5"
4pc Bathroom	Upper	6`5" x 7`8"	3pc Bathroom	BSMT	9`2" x 5`0"

Agent & Office Information

List REALTOR@: Mike Abou Daher team@mikeaboudaher.com	Phone: 403-809-9386
List Firm: REAL BROKER	Phone: 855-623-6900
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	Firm Fax:
Appt: ShowingTime	
Showing Contact: Mike Abou Daher 403-809-9386	List Date: 08/24/2022
Comm: 3.5% on the first 100k, 1.5% on the balance.	Expiry Dt: 11/24/2022
LB Type/Info: SentriLock/Front Door	With Dt:

Owner Name: Private

Ownership: Private

Occupancy: Vacant

Exclusion: No

SRR: No

Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus and please wear masks"

Printed Date: 08/24/2022 9:41:09 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).