



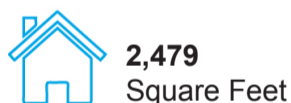
ID# 10734  
MLS®# A1048629

**\$499,900**



## Windsong 34 Windcreek Terrace SW Airdrie

Single Family  
2-Storey  
Year Built:2011



For additional information on this listing  
please call the Seller at:

**403-463-7509**

## Property Highlights

Best location in Windsong, gorgeous 2 story walkout backing directly onto the pond, steps away from Chinook Winds Park. Perfect house for recreation. Skating out your back door or visit the splash/spray park. Quick walk to K-12 schools. Over 3400 sqft developed, 5 bedrooms, 4 bathrooms, offers plenty of space. The main floor is open concept with large living room and gourmet kitchen. The kitchen features large Granite counter with central island and under cabinet lighting. The kitchen opens to the full length deck overlooking green space and pond. Upstairs features a bright Bonus room with 9 ft ceiling and adjacent upper laundry. Relax in the huge master bedroom with his and hers walk-in closets and five piece spa ensuite including a soaker tub and a large glass enclosed shower. Finished walk-out basement has two large bedrooms, a rec ro...

[A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT RHINOREALTY.COM/?ID=10734](https://rhinorealty.com/?ID=10734)



This Owner Participation client has chosen to deal directly with buyers, or buyer's agents, for all offers and negotiations. If you have viewed this property through the Seller, and now wish to submit an offer, please contact (or have your agent contact) the Seller directly at 403-463-7509.

All information is believed to be accurate, but is not guaranteed.  
Property information should be verified by the buyer and/or buyer's agent.



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# PROPERTY DETAILS

\$499,900

ID# 10734  
MLS®# A1048629

34 Windcreek Terrace SW  
Airdrie, AB T4B 0Y4

## GENERAL DETAILS

Community: Windsong  
Property Type: Single Family  
Style: 2-Storey, detached  
Year Built: 2011  
# of Finished Levels: 3  
Sq Ft Above Grade: 2479  
Front Windows Face: West  
Back Yard Faces: East

## INTERIOR

Bedrooms: 5 total; 3 above grade; 2 below grade  
Bathrooms: one 2-piece; two 4-piece; one 5-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	12.10x23.2	3.7x7.1
Kitchen	Main Floor	16.6x14.7	5.1x4.5
Office	Main Floor	10.5x10.6	3.2x3.2
Bonus Room	Upper Floor(s)	14.6x19.5	4.5x5.9
Games Room	Lower Floor(s)	11.0x13.3	3.4x4.1
Master Bedroom	Upper Floor(s)	12.0x19.6	3.7x6.0
Bedroom	Upper Floor(s)	10.1x10.0	3.1x3.0
Bedroom	Upper Floor(s)	10.1x11.0	3.1x3.4
Bedroom	Lower Floor(s)	13.3x9.7	4.1x3.0
Bedroom	Lower Floor(s)	8.4x10.11	2.6x3.1
Laundry Room	Upper Floor(s)	10.0x5.11	3.0x1.6

Basement: full, walk out, fully finished  
Flooring: hardwood, tile, carpet  
Fireplace(s): 1  
Fireplace Fuel: Natural Gas  
Heating: 1 Forced Air Furnace  
Heat Fuel: Natural Gas  
# of Hot Water Tanks: 1  
Included Items: refrigerator, electric stove, hood fan, washer, dryer, dishwasher, garage opener & controls, all window coverings  
Interior Features: 9ft ceilings, stainless steel appliances, granite counter, high efficiency furnace, no smoking

## EXTERIOR

Exterior Finish: stone, vinyl siding  
Foundation: Concrete  
Roof: Asphalt  
Parking Type: double attached  
Total # of Parking Spots: 2  
Location Attributes: fenced, fully landscaped, public transportation nearby, shopping nearby, schools nearby, water/river view, playground nearby, view  
Yard and Exterior Features: deck, patio, landscaped, fully fenced, hot tub, private yard

## LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	40.0	12.2
Lot Width at Rear:	40.0	12.2
Lot Depth (Average):	86.9	26.5
Lot Area:	3478	323.1

Lot Shape: Rectangular  
Real Property Report Status: See Remarks  
Property Taxes: \$3472, Annual



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