

3007 Windsong Boulevard SW
Airdrie, Alberta

MLS # A2219509



\$469,900

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,318 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Walk-In Closet(s)		

Inclusions: none

Open House Sunday, May 18th 2:00-4:00 pm... Welcome to this immaculate and move-in ready 2-storey attached home with a DOUBLE ATTACHED GARAGE and NO CONDO FEES!! Boasting over 1300 sqft. of thoughtfully developed living space, this bright and inviting property offers a harmonious blend of comfort and functionality. Step inside to discover a cozy living and dining area. A well-appointed kitchen features ample cabinets, raised eating bar, full stainless steel appliance package, a convenient 2-piece bathroom, all complemented by hardwood flooring throughout the main. The upper-level primary bedroom features a walk-in closet and 4-piece ensuite. Two additional bright and airy bedrooms share another modern 4-piece bathroom plus a huge upper loft that seamlessly transitions to a west-facing balcony, perfect for soaking in those sunny afternoons. The undeveloped basement is a blank canvas, ready for your creative touch, complete with an egress window, bathroom rough-in and laundry. The garage is off a paved alley for easy access. Located in the vibrant community of Windsong, this home is steps from Windsong Heights School (K-8) and within minutes of Red Barn Park and Chinook Wind Park, offering a splash park, pump track, skate park, outdoor rinks, rock climbing park, and so much more! Plus, enjoy easy access to daily amenities, shops, restaurants, and Coopers Town Promenade. This home has been meticulously maintained. Quick possession is available!