

# \$469,900 - 3007 Windsong Boulevard Sw, Airdrie

MLS® #A2219509

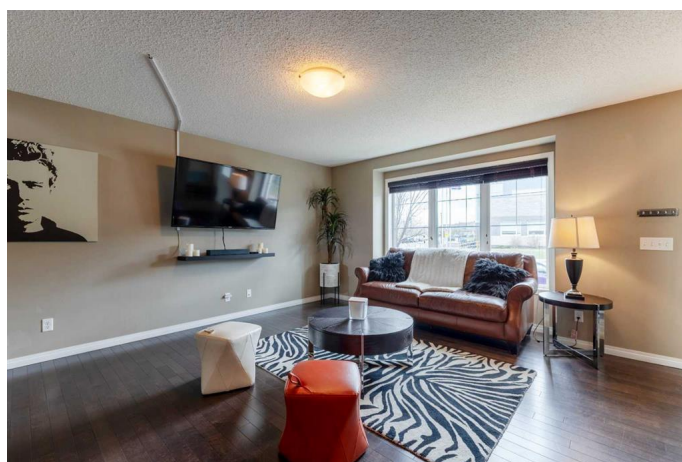
**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.03 Acres

Windsong, Airdrie, Alberta

Seller motivated!! Welcome to this immaculate and move-in ready 2-storey 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!



Built in 2011

### Essential Information

MLS® #	A2219509
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.03
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	3007 Windsong Boulevard Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0Y3

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Balcony

Lot Description        Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot

Roof                      Asphalt Shingle

Construction          Stone, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             May 9th, 2025

Days on Market        6

Zoning                   R2-T

**Listing Details**

Listing Office           Real Estate Professionals Inc.

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