# \$449,900 - 3019 Windsong Boulevard Sw, Airdrie

MLS® #A2246804

## \$449,900

3 Bedroom, 3.00 Bathroom, 1,420 sqft Residential on 0.03 Acres

Windsong, Airdrie, Alberta

NO CONDO FEES - FULLY FINISHED & TASTEFULLY UPGRADED – UNBEATABLE LOCATION â€" OVER 1700 SF OF DEVELOPED LIVING SPACE - 3 BEDROOM 3 BATHROOM. Welcome to your dream move-in ready home in the vibrant community of Windsong! This stunning home is ideally situated directly across from Windsong Heights School and right next to a beautiful park & green space! This once in a lifetime package is just minutes away from all levels of schools, shopping, recreation & all amenities! Boasting OVER 1700 SF of developed living space, this home offers a comfortable and functional layout designed for modern living. Some recent upgrades include a fresh coat of paint throughout the entire house, all new luxury vinyl plank flooring on the main and basement and new carpet on the upper level. The open-concept living room features large southeast-facing windows that frame beautiful neighborhood views and fill the space with natural light. The kitchen is equipped with all updated appliances, ample cabinet space, and tons of counter spaceâ€"perfect for everyday use. Rounding out the main floor is a 2 pce powder room & access to your double attached garage (with 220 plug). Upstairs, you'll find three generously sized bedrooms, including a primary suite with a spa-inspired 4-piece ensuite & a walk-in closet. A full 4-piece bathroom serves the two other generous bedrooms. Also on this level is a loft/bonus







room, ideal for relaxing, office or work-out area. Outdoor living is a breeze with a deck located just off the loft/bonus room with views of the beautiful community. The fully developed basement adds even more living space, with a charming family room/bedroom with a full sized (enlarged/legal) window, and a bathroom rough-in under the flooring adding plenty of flexibility for entertainment, guests, and a future bathroom. Your generously sized double-attached garage is conveniently located at the rear of the home with a 220v outlet and a paved back lane. Don't miss your chance to make this one-of-a-kind townhome yours. Book your private showing today - Vacant for quick possession!

#### Built in 2011

#### **Essential Information**

MLS® # A2246804 Price \$449,900

Bedrooms 3 Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,420 Acres 0.03 Year Built 2011

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 3019 Windsong Boulevard Sw

Subdivision Windsong

City Airdrie
County Airdrie
Province Alberta

Postal Code T4B 0Y3

## **Amenities**

Parking Spaces 2

Parking Double Garage Attached, 220 Volt Wiring, Alley Access, Insulated,

Paved

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, Recessed Lighting, Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Landscaped, Few Trees, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 7th, 2025

Days on Market 89

Zoning R2-T

## **Listing Details**

Listing Office 2% Realty

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