

**2020 Windsong Drive SW**  
**Airdrie, Alberta**

**MLS # A2314097**



**\$565,000**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,593 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to this charming and beautifully upgraded 3-bedroom home perfectly situated on a wide, character-filled street in the desirable neighborhood of Windsong. Enjoy the convenience of walking to the brand-new elementary and high schools, as well as the nearby splash park, baseball diamonds, and skateboard park—ideal for an active family lifestyle. Step inside to discover 9-foot ceilings that create an open and airy feel throughout the main floor. The upgraded kitchen is a chef’s delight, featuring elegant maple cabinetry, additional cupboards for ample storage, and a built-in desk space perfect for organizing or homework. New hardwood flooring flows seamlessly into the spacious living room, which boasts a cozy fireplace and large windows that flood the space with natural light. Upstairs offers practical living with a large master bedroom complete with an ensuite, two additional bedrooms, and the convenience of upper-level laundry. The basement is finished with an open recreational room. The insulated and drywalled garage adds extra comfort and functionality. Outside, the landscaped yard provides a private retreat with a fantastic deck enhanced by 8-foot privacy screens. It is perfect for relaxing or entertaining guests. This home combines comfort, convenience, and charm in one of Airdrie’s most popular communities. Don’t miss this exceptional opportunity for your family to settle into a wonderful neighborhood with outstanding amenities just steps away. Listing photos include a combination of actual property photography and virtual renderings/staging intended to demonstrate potential use and design possibilities.