

3136 Windsong Boulevard SW
Airdrie, Alberta

MLS # A2337337



\$479,900

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,320 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained 3-bedroom, 3.5 bathroom townhouse with NO CONDO FEES! A former show home offering modern style, thoughtful upgrades, and plenty of space for individuals, couples, and families alike. The open-concept main floor is bright and inviting, featuring a stylish kitchen with a central island perfect for morning coffee, casual meals, or entertaining. The kitchen also includes a built-in water filtration system and upgraded appliances throughout. The spacious layout provides excellent flow between the kitchen and living areas, making everyday living and hosting guests effortless. Upstairs, you'll find 3 generously sized bedrooms, convenient upper-floor laundry, and a versatile bonus living space that's ideal for family movie nights, a play area, or a work from home office. The fully finished basement adds even more functional living space, complete with a full bathroom and a large storage room. Whether you need room for guests, hobbies, recreation, or a growing family, this level offers plenty of flexibility. The double attached garage is immaculate and features upgraded electrical and bright lighting, making it an excellent space for a workshop or the mechanic in the family. One of the home's standout features is the spacious 10' x 20' patio offering the perfect spot for summer BBQs, outdoor entertaining, or relaxing with family and friends. Located in Airdrie's popular, family friendly community of Windsong, this home combines comfortable living with an active lifestyle. Enjoy easy access to Deerfoot Trail and convenient commutes to Calgary, CrossIron Mills, Costco, local schools, and a variety of great dining options. 2 K-12 schools are within walking distance, making this an excellent location for families with school aged children. Windsong offers an impressive selection of amenities designed for an active

lifestyle, including a skate park, water park, bike pump track, four baseball diamonds, outdoor hockey rink, basketball and beach volleyball courts, walking and biking trails, and multiple expansive playgrounds all within walking distance from your front door! Future-focused buyers will also appreciate that the community is home to Airdrie's upcoming new Recreation and Aquatic Centre. With its spacious layout, finished basement, upgraded features, double attached garage, generous patio, and ****NO CONDO FEES**** this home offers an exceptional opportunity to enjoy modern living in a vibrant, welcoming community built for connection and an active lifestyle.