

# \$474,900 - 3007 Windsong Boulevard Sw, Airdrie

MLS® #A2191439

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.03 Acres

Windsong, Airdrie, Alberta

NO CONDO FEES!!! Immaculate 2 storey with DOUBLE ATTACHED GARAGE off a paved alley!!! THIS HOME BOAST 3 BEDROOMS PLUS A BONUS LOFT AREA ON THE UPPER FLOOR. 2.5 Bathrooms!! Primary bedroom features a walk in closet and 4-piece ensuite. The 2 additional upper bedrooms share an additional 4-piece bathroom. Large upper loft area offers a huge west facing balcony!!! Main level features a sizable living room, dining area, kitchen complete with ample cabinets, full Stainless Steel appliance package and 2PC bathroom. The undeveloped basement offers a blank canvas, ready to be developed to meet your needs with a large window and bathroom rough-in. Windsong Heights School K-8 is at your front door. Within minutes is Red Barn Park and Chinook Wind Park. This established community offers a splash park, pump track, skate park, outdoor rinks, rock climbing park and much more. Close by are all daily amenities, shops, restaurants and Coopers Town Promenade. This move-in ready home is in a well established neighborhood!!

Directions:

Built in 2011

## Essential Information

MLS® # A2191439

Price \$474,900



|                |                        |
|----------------|------------------------|
| 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       | Row/Townhouse          |
| Style          | Side by Side, 2 Storey |
| 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 | No Smoking Home  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Dryer, Garage Control(s), Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony   |
| Lot Description   | Landscaped, Back Lane, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle   |

|              |                                 |
|--------------|---------------------------------|
| Construction | Wood Frame, Stone, Vinyl Siding |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 84                 |
| Zoning         | R2-T               |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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