

# \$469,900 - 3136 Windsong Boulevard Sw, Airdrie

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MLS® #A2225086

**\$469,900**

3 Bedroom, 4.00 Bathroom, 1,320 sqft

Residential on 0.03 Acres

Windsong, Airdrie, Alberta

Welcome to this beautifully maintained 3-bedroom, 3.5-bathroom townhouse with a fully finished basement and NO CONDO FEES! Perfect for individuals, couples or families, this former show home blends modern style with everyday functionality in Airdrie's popular family-friendly community of Windsong!

Conveniently located with easy access to Deerfoot Trail, this home offers quick commutes to Calgary, CrossIron Mills, Costco, local schools, and a variety of great dining options. It's also within walking distance to two, K-12 schools, making it a perfect choice for families with school-aged children. Future-forward buyers will appreciate that the community is also home to Airdrie's upcoming new recreation and Aquatic Centre! The neighborhood itself is designed with active individuals in mind, offering a wide range of amenities including a skate park, water park, bike pump track, four baseball diamonds, an outdoor hockey rink, basketball, beach volleyball courts, walking and biking trails, and multiple expansive playgrounds—all within walking distance from your front step!

Inside, the open-concept main level features a stylish kitchen complete with a central island ideal for morning coffee or casual meals, a built-in water filtration system, and upgraded appliances throughout. Upstairs, you'll find three generously sized bedrooms, a convenient upper-floor laundry area, and a bonus living space perfect for family movie



nights or a work-from-home office.

The fully finished basement adds even more living space with a full bathroom and a large storage room—ideal for guests, hobbies, or a growing family. The double attached garage is immaculate and includes upgraded electrical and bright lighting for your workshop or the mechanic in your family!

The real highlight of this home is its spacious 10' x 20' patio, perfect for summer BBQs and outdoor entertaining. This home truly offers the best of modern living in a vibrant, welcoming community—an exceptional opportunity to plant roots in a neighborhood built for connection and an active lifestyle!

Built in 2012

### Essential Information

MLS® #	A2225086
Price	\$469,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,320
Acres	0.03
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3136 Windsong Boulevard Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T3



## Amenities

Parking Spaces	4
Parking	Alley Access, Garage Door Opener, Additional Parking, Double Garage Attached, Garage Faces Rear, Insulated, On Street
# of Garages	2

## Interior

Interior Features	Breakfast Bar, No Smoking Home, Storage, Vinyl Windows, Chandelier, Closet Organizers, High Ceilings, Master Downstairs, No Animal Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Electric Stove, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Garden, Landscaped, Lawn, Private, Street Lighting, Back Lane, Front Yard, Low Maintenance Landscape, Level, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	100
Zoning	R2-T

## Listing Details

Listing Office	RE/MAX Key
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