

\$484,900 - 3019 Windsong Boulevard Sw, Airdrie

MLS® #A2246804

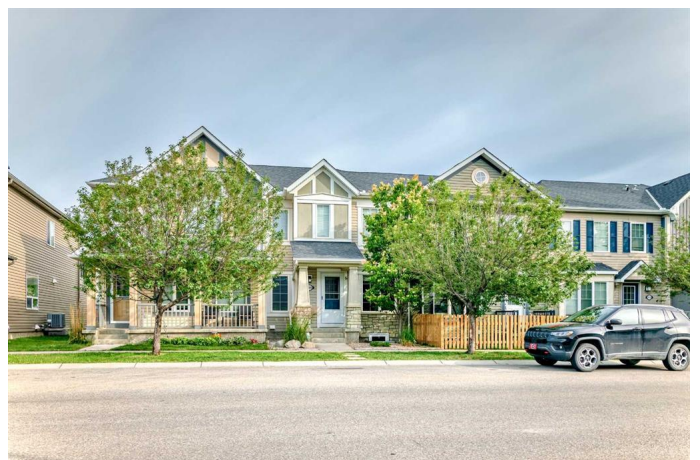
\$484,900

3 Bedroom, 3.00 Bathroom, 1,420 sqft

Residential on 0.03 Acres

Windsong, Airdrie, Alberta

OPEN HOUSE Sunday August 31st 1-3pm!!!
NO CONDO FEES - FULLY FINISHED & TASTEFULLY UPGRADED
UNBEATABLE LOCATION - 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 space - 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	\$484,900
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	220 Volt Wiring, Alley Access, Double Garage Attached, 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	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Few Trees, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	31
Zoning	R2-T

Listing Details

Listing Office	2% Realty
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