# \$459,900 - 3005 Windsong Boulevard Sw, Airdrie

MLS® #A2250856

## \$459,900

3 Bedroom, 3.00 Bathroom, 1,346 sqft Residential on 0.03 Acres

Windsong, Airdrie, Alberta

This welcoming 3 bedroom, 2.5 bath home is a wonderful fit whether you're starting out, upsizing, or downsizing, and comes with the bonus of no condo fees. The main floor features a bright and inviting layout with a spacious front living room that flows into the dining area, both finished with easy-care laminate flooring, and a kitchen with plenty of counter and cabinet space. Upstairs, the primary suite offers a private retreat with a walk-in closet and 3-piece ensuite, while two additional bedrooms and a newly tiled 4-piece bathroom provide comfort for family or quests. A bright flex/bonus room with double sliding doors leads to a large upper deck with privacy panels, creating the perfect spot to relax or entertain. The unfinished basement with plumbing rough-ins is ready for your future plans, and the double attached garage with paved lane access adds everyday ease. With a welcoming front porch, a location across from Windsong Heights School and playground, and minutes to Chinook Winds Regional Park and shopping, this home blends flexibility, charm, and modern convenience. Photo of 2nd bdrm is virtually staged.







Built in 2011

#### **Essential Information**

MLS® # A2250856 Price \$459,900 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,346

Acres 0.03

Year Built 2011

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 3005 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 Breakfast Bar, Open Floorplan

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Balcony

Lot Description Back Lane, Landscaped, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 3rd, 2025

Days on Market 62

Zoning R2-T

## **Listing Details**

Listing Office Real Broker

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