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

MLS® #A2191439

## \$474,900

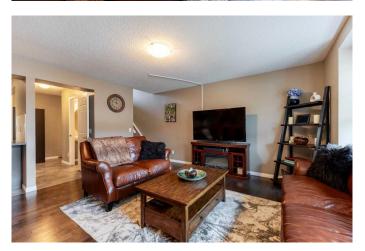
3 Bedroom, 3.00 Bathroom, 1,318 sqft Residential on 0.03 Acres

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 79

Zoning R2-T

## **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.