

# \$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. Donâ€™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	26
Zoning	R2-T

### Listing Details

Listing Office	2% Realty
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