



GRASSROOTS
REALTY GROUP

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3136 Windsong Boulevard SW
Airdrie, Alberta

MLS # A2225086



\$489,900

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,320 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Garage Door Opener		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

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!