



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5006 Windsong Boulevard SW
Airdrie, Alberta

MLS # A2246076



\$479,000

Division:	South Windsong		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,405 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions:	n/a
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Welcome to this exceptionally maintained, NO CONDO FEE TOWNHOME in the community of Windsong! From the moment you arrive, its welcoming presence sets the tone. Step inside to a BRIGHT, OPEN-CONCEPT main floor where the kitchen, dining area, and living room flow together seamlessly—creating a warm and inviting space for everyday living. Natural light fills the rooms, highlighting thoughtful finishes and a comfortable layout. Upstairs, the SPACIOUS PRIMARY BEDROOM offers a quiet retreat complete with a walk-in closet and private ensuite. Two additional bedrooms provide plenty of space for family or guests, while the full bathroom and upper-level laundry add everyday convenience. A sunny, PRIVATE BALCONY off the hallway invites you to enjoy peaceful moments outdoors. The home also includes a DOUBLE ATTACHED GARAGE and is ideally located close to parks, schools, shopping, and commuter routes—bringing comfort, function, and community together in one beautiful package! Don't mess this gem - book your showing today!