



**GRASSROOTS**  
REALTY GROUP

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

**3019 Windsong Boulevard SW  
Airdrie, Alberta**

**MLS # A2246804**



**\$494,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Attached, Insulated, Paved		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bathroom Rough-in, Recessed Lighting, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2-T

**Utilities:** -

**Inclusions:** N/A

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&mdash;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&rsquo;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. Don't miss your chance to make this one-of-a-kind townhome yours. Book your private showing today - Vacant for quick possession!