



GRASSROOTS
REALTY GROUP

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3005 Windsong Boulevard SW
Airdrie, Alberta

MLS # A2250856



\$459,900

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions:	N/A
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This welcoming 3 bedroom, 2.5 bath home is a wonderful fit whether you're starting out, upsizing, or downsizing, and comes with the bonus of no condo fees. The main floor features a bright and inviting layout with a spacious front living room that flows into the dining area, both finished with easy-care laminate flooring, and a kitchen with plenty of counter and cabinet space. Upstairs, the primary suite offers a private retreat with a walk-in closet and 3-piece ensuite, while two additional bedrooms and a newly tiled 4-piece bathroom provide comfort for family or guests. A bright flex/bonus room with double sliding doors leads to a large upper deck with privacy panels, creating the perfect spot to relax or entertain. The unfinished basement with plumbing rough-ins is ready for your future plans, and the double attached garage with paved lane access adds everyday ease. With a welcoming front porch, a location across from Windsong Heights School and playground, and minutes to Chinook Winds Regional Park and shopping, this home blends flexibility, charm, and modern convenience. Photo of 2nd bdrm is virtually staged.