



GRASSROOTS
REALTY GROUP

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**4168 Windsong Boulevard SW
Airdrie, Alberta**

MLS # A2265698



\$678,000

Division:	South Windsong		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,357 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Open House Saturday 25 November 2pm to 4pm MODERN FAMILY HOME IN SOUGHT-AFTER SOUTHWINDS! BUILT IN 2021 | WEST-FACING BACKYARD | AIR-CONDITIONING | STEPS TO PARKS, SCHOOLS & SHOPPING Welcome to this MODERN DETACHED HOME offering 2,409 SQ.FT. of beautifully finished living space plus a 777 SQ.FT. unfinished basement, ready for your personal touch! Designed with today's family in mind, this home combines style, comfort, and convenience in one of Airdrie's most popular communities. Step inside and be greeted by a bright, open-concept main floor featuring 9FT CEILINGS and VINYL PLANK FLOORING. The stunning kitchen impresses with QUARTZ COUNTERTOPS, a HERRINGBONE TILE BACKSPLASH, BLACK STAINLESS STEEL SMART FRIDGE, WALK-IN PANTRY, and a large ISLAND WITH SEATING—perfect for casual dining. The spacious living room with TRAY CEILING centers around a TILED GAS FIREPLACE WITH A MODERN MANTEL, while the adjacent dining area features PATIO DOORS TO THE DECK -ideal for BBQs and A SUNNY WEST-FACING BACKYARD. Upstairs, the BONUS ROOM with 14FT VAULTED CEILINGS and FRENCH DOORS TO A PRIVATE BALCONY offers the perfect space for family movie nights or kids play area. The PRIMARY SUITE is a true retreat with a WALK-IN CLOSET and a SPA-INSPIRED ENSUITE featuring a SOAKER TUB, DOUBLE VANITY, and OVERSIZED SHOWER. Two additional spacious bedrooms, a full family bathroom, and a large linen closet complete the upper level. The UNFINISHED BASEMENT (insulated, with egress windows and bathroom rough-in) provides endless potential for future development. Additional highlights include CENTRAL AIR-CONDITIONING and an ATTACHED

DOUBLE GARAGE. Located in the FAMILY-FRIENDLY COMMUNITY OF SOUTHWINDS, this home is within walking distance to PARKS, PATHWAYS, SHOPPING, AND TRANSIT. The PICKLEBALL COURTS & PUMP TRACK are just minutes away. And the NEW SOUTH WINDSONG K–9 SCHOOL is opening Fall 2027. With easy access to Calgary and only 10 minutes to Stoney Trail, this location truly has it all! Don’t miss your chance to own this MODERN, MOVE-IN READY HOME IN A PRIME LOCATION — book your showing today and see why this could be the smart move for you!