



GRASSROOTS
REALTY GROUP

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**3019 Windsong Boulevard SW
Airdrie, Alberta**

MLS # A2273047



\$439,900

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

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	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—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’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!