3098 Windsong Boulevard SW
Airdrie, Alberta

MLS # A2274328

$425,000

Division:	Windsong
Type:	Residential/Five Plus
Style:	2 Storey
Size:	1,318 sq.ft.
Age:	2012 (14 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Double Garage Attached
Lot Size:	0.03 Acre
Lot Feat:	Front Yard

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	R2-T
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Fireplace in living room, and window coverings

Welcome to 3098 Windsong Boulevard — a beautifully maintained, one-owner townhome in the heart of Airdrie’s sought-after Windsong community! Built in 2012 and offering NO condo fees, this bright and stylish home is the perfect blend of comfort, convenience, and modern living. You’ll love the open main floor featuring newer laminate flooring, a spacious living and dining area, and a functional kitchen with great flow. Upstairs, a fantastic bonus room opens onto a private patio, ideal for morning coffee or evening relaxation. The primary suite offers a generous walk-in closet and a 4-piece ensuite, while two additional bedrooms provide room for family, guests, or a home office. Blackout blinds throughout ensure comfort and privacy. With 2.5 baths, a double attached garage, and a patio over the garage, this home offers amazing flexibility. The washer and dryer are located in the basement, which also includes a bathroom rough-in and is ready for future development. Stay cool all summer with central A/C already installed. Located steps from parks, schools, Chinook Winds Regional Park, and all amenities, this is an incredible opportunity to own in one of Airdrie’s most loved neighbourhoods. Don’t miss this one!