



**4024 Windsong Boulevard SW  
Airdrie, Alberta**

**MLS # A2281992**



**\$459,900**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,382 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained home just half a block from Osborne Park Playground. Lovingly cared for, this no-condo fee residence shows in like-new, move-in-ready condition. The open main floor features spacious rooms, including a well-appointed kitchen with counter seating and stainless steel appliances highlighted by a premium Miele dishwasher. The kitchen overlooks the dining area and living room, creating an ideal space for everyday living and entertaining. Upstairs offers THREE nicely sized bedrooms plus a versatile bonus room that opens onto a full-width, west-facing rooftop deck over the garage&mdash;perfect for BBQs and enjoying sunset evenings. The primary bedroom includes a walk-in closet and full ensuite. The home is complete with two and a half bathrooms. The unfinished lower level provides excellent potential for a future media or family room along with plenty of storage and where you'll find upgraded FULL SIZE washer and dryer both on pedestal drawers too! Additional features include a double ATTACHED garage that is insulated and drywalled with space for truck and second vehicle, paved rear alley, central AIR CONDITIONING, plus welcoming full front veranda. Backing onto larger single-family homes for added privacy, this property offers an exceptional floor plan, many quality upgrades, and immaculate condition.