



GRASSROOTS
REALTY GROUP

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4023 Windsong Boulevard SW
Airdrie, Alberta

MLS # A2282703



\$449,000

Division:	Windsong		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,389 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Garage door opener includes 2 remote controls

Welcome to 4023 Windsong Boulevard SW, a well-kept and thoughtfully designed 3-bedroom home in one of Airdrie's most sought-after communities. From the moment you step inside, you'll notice how bright and inviting the main floor feels, with large windows and an open layout that makes both everyday living and entertaining easy. The living room features a modern electric fireplace and a stylish feature wall that adds warmth and personality. The kitchen is finished with rich cabinetry, stainless steel appliances, and a functional breakfast bar. Whether you're cooking a family meal or hosting friends, there's plenty of counter space and storage to keep things organized. The dining area overlooks the front, bringing in even more natural light. Upstairs, the primary bedroom offers plenty of space along with its own ensuite and walk-in closet. Two additional bedrooms are perfect for family, guests, or a home office. A bonus room on the upper level adds flexibility, whether you need a media space, reading area, or playroom. Downstairs, the partially finished basement includes a laundry area with sink and extra room for storage or future development. The double attached garage adds comfort and convenience, and the upper-level balcony offers a sunny spot to sit and enjoy your morning coffee. This home is located in Windsong, a friendly and walkable neighborhood with parks, playgrounds, and schools close by. Chinook Winds Regional Park is just around the corner and features baseball diamonds, walking paths and more for year-round activity. Commuting is simple with quick access to 8th Street and Yankee Valley Boulevard, and everyday errands are easy with nearby shopping and services. With a great layout inside and out, this property offers exceptional value for anyone looking to call Airdrie home. Schedule your private showing today.

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