



**4104 Windsong Boulevard SW
Airdrie, Alberta**

MLS # A2289678



\$455,000

Division:	South Windsong		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,353 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Basement Couch, Coffee table, Desk, Office Chair, Mini Fridge, entertainment Stand, kitchen table, 6 Drawer Dresser, Full Mattress, Patio Furniture, BBQ, Patio Table and Chairs

Welcome to this rare end-unit townhome with NO condo fees, perfectly situated fronting onto a park in the sought-after community of Windsong in Airdrie. Offering extra privacy and abundant natural light, this home stands out with its high-end finishings and a beautifully upgraded kitchen featuring quality cabinetry, modern design, and stylish details throughout. The functional and spacious layout includes 3 bedrooms and 2.5 bathrooms, with all bedrooms conveniently located upstairs. Step outside to enjoy the large west-facing balcony, the perfect spot to take in evening sunsets and overlook the park. The main floor offers comfortable everyday living and easy access to the attached double garage, while the unfinished basement provides excellent potential to create additional living space, a home gym, or extra storage tailored to your needs. With no condo fees, park-front living, premium upgrades, and a double garage, this is a fantastic opportunity to own a stylish and low-maintenance home in one of Airdrie's most family-friendly communities.