



**3110 Windsong Boulevard SW
Airdrie, Alberta**

MLS # A2302396



\$448,888

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,425 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, In Garage Electric Vehicle Ch		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar		

Inclusions: EV Car charging outlet,

WOW! A REAL STANDOUT! NO CONDO FEES! immaculate FULLY FINISHED 2 Storey END UNIT! Total of 1967 sq.ft. developed! Just FRESHLY PAINTED throughout! BiG features including; DOUBLE ATTACHED insulated/drywalled GARAGE WITH EV VEHICLE CHARGING OUTLET, 3 Bedrooms up & room for 4th bedroom down with a total of 4 BATHROOMS! EXCELLENT Main Level OFFERS WEST FACING FULL WIDTH COVERED FRONT PORCH upgraded WITH FENCED front & side yard1 Main LAYOUT featuring GOOD sized living room with LARGE DINING ROOM! Raised Eating Bar open to Great Maple kitchen with Stainless steel appliances & separate pantry. UPSTAIRS BOASTS A DEN/Library off INCREDIBLE Full width PRIVATE roof top PATIO, AMAZING for entertaining Barbecue/Pizza nights! FANTASTIC Durable Hardwood style Laminate floors perfect for kids & pets! Also, UPPER LAUNDRY & BIG MASTER SUITE with large WALK IN CLOSET & FULL 4pce ENSUITE! Full bath in basement with Rec. room, Office area, butler pantry with sink & room for 4th BEDROOM! Excellent quiet location STEPS TO PARKS, SCHOOLS, & SHOPPING make this an Incredible Family Home ready for an incredible family!